



01947 601301



GLENNCLIFFE, EGTON BANK

3 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached House with a Large Plot
- Lounge with an Open Fire & Bay Window with Views
- Kitchen/Diner with Fitted Cabinets & Integrated Appliances
- 3 Bedrooms, Attic Room, 1 Bathroom & Downstairs WC
- Oil Central Heating & Double-Glazing Throughout
- Detached Garage & Off-Street Parking
- Gardens & Grass Paddock to the side
- Next to a Working Farm & Rural Views

Type: SEMI-DETACHED HOUSE
Availability: FOR SALE
Bedrooms: 3
Bathrooms: 1
Reception Rooms: 1
Parking: DRIVEWAY, GARAGE
Outside Space: GARDEN, LAND
Tenure: FREEHOLD

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GLENNCLIFFE, EGTON BANK- 3 bed Semi-Detached House -£350,000



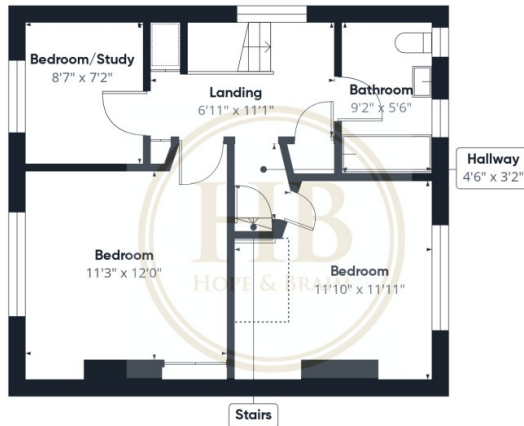
Hope & Braim are delighted to present this substantial semi-detached house occupying a generous plot in the sought-after rural setting of Egton Bank, on the edge of the village of Grosmont within the North York Moors National Park. The property enjoys an enviable position adjacent to a working farm, with open countryside views stretching across the surrounding moorland landscape. The accommodation is well-proportioned across three floors and offers excellent flexibility for a range of buyers seeking a characterful rural home. At the heart of the ground floor is a welcoming lounge, where a fireplace with an open fire provides a focal point and a bay window frames the rural outlook to fine effect. The kitchen/diner is well-appointed with fitted cabinetry and integrated appliances, providing a practical yet sociable space for everyday family life. A separate utility room and a WC adds further convenience to the ground floor arrangement. To the first floor, two generous double bedrooms are accompanied by a third bedroom/study, a particularly useful addition for those working from home — and a well-appointed family bathroom. The principal bedroom continues to benefit from the far-reaching views that distinguish this property's position. The second-floor attic room accessed via a staircase is a decorated and carpeted room with a Velux window, offering a degree of privacy and separation that suits older children, guests, or those requiring a dedicated retreat away from the main living accommodation. The property benefits from oil central heating and double glazing throughout, ensuring year-round comfort in this deeply rewarding moorland setting. Outside, the plot is a genuine highlight. A detached garage and off-street parking provide ample provision for vehicles, while well-maintained gardens surround the property. To the side, a grass paddock presents considerable potential, whether for smallholding use, equestrian purposes, or simply the enjoyment of expansive private outdoor space immediately adjacent to open farmland.



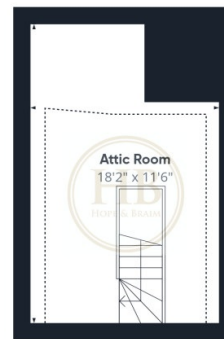
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1612 ft²

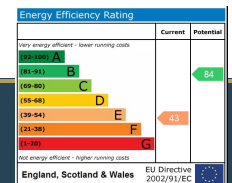
Reduced headroom
81 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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