



RICHARDSON & SMITH

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WAYSIDE COTTAGE GOATHLAND, WHITBY

Whitby 9 miles Pickering 13 miles York 40 miles
(Distances are approximate)



A MOST ATTRACTIVE, STONE 3-4 BEDROOM COTTAGE SITUATED IN AN ELEVATED POSITION IN THE HEART OF THIS ICONIC MOORLAND VILLAGE WHICH ENJOYS STUNNING VIEWS OVER THE DALES AND MOORLAND OF THE NORTH YORK MOORS NATIONAL PARK.

WELL MAINTAINED THROUGHOUT, WITH GENEROUS GARDENS SURROUNDING, PARKING, AND GARAGE, THIS IS A FANTASTIC LIFESTYLE OPPORTUNITY.

Entrance Hallway, Lounge, Sitting Room, Kitchen Diner 2 Bedrooms with En-Suites. Conservatory.
1st Floor: Double Bedroom with En-Suite, Attic Bedroom/Office with En-Suite W.C.
Detached Garage Store, Attractive Gardens.

GUIDE PRICE £565,000

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PARTICULARS OF SALE

Set back off The Common, which runs through the centre of the village, Wayside Cottage sits in an elevated position enjoying stunning views over the valley to the rugged moorland beyond on a very generous garden plot. Extended from the original footprint the cottage offers spacious accommodation and whilst some upgrading of fixtures and fittings to personal taste maybe be required, the cottage nevertheless offers a wonderful opportunity to have a lovely home in this sought after moorland village. It is also worth noting that the cottage had previously been a small B & B and with en-suites to all bedrooms this maybe something that could be resurrected if so desired. The size of the gardens may also allow some potential for development, subject to the necessary permissions.

Goathland is set in the heart of the North York Moors National Park, around 9 miles to the south-west of the popular and historic seaside town of Whitby, and around 14 miles north-east of the market town of Pickering. Famously used as the fictional village of Aidensfield in the TV show Heartbeat, and is a picturesque stop on the North York Moors Steam Railway.

Goathland village has many local amenities including pubs, hotels with restaurants, shops including a post office, church and primary school, etc whilst Whitby has all the facilities one would expect of a large seaside town.

Whitby is famous for its Abbey Ruins and association with Dracula (written in the town) and Captain James Cook, the world-famous explorer. Dotted with pretty, independent shops, bars and restaurants, the town also has opportunities for sea fishing, sailing, golf etc.

The road network locally is principally 'A' roads, but Whitby has a train line connecting to Middlesbrough and the line from nearby Scarborough and Malton connects to York and beyond. Durham Tees Valley Airport is around 40 miles away.

The property is approached off The Common, set behind a stone wall with gate to the small front garden and side access to the parking area and garage. The accommodation comprises...

Entrance Hallway: With entrance vestibule and inner door to hallway with doors off to:

Lounge: A spacious, light room with windows to two aspects, open beamed ceiling and central stone fireplace with inset multi burning stove There is a stripped and stained floor with dado & picture rails to the walls.



Sitting Room: A cosy room, with feature exposed stone fireplace with inset multi-fuel stove and open beams to the ceiling. There is a stripped and stained floor with dado & picture rails to the walls.

Kitchen Dining Room: Having a range of pine base units and matching wall cupboards, with laminated roll top working surfaces, inset stainless steel sink, integral oven and gas hob with stainless steel extra fan. There is space for a fridge and the LPG gas central heating boiler is situated in the room.



Double Bedroom: Currently used as a gym, with en-suite shower room, including w.c and hand-basin.



Conservatory: Of uPVC construction with Triplex roof, tiled floor and door to outside. The room faces over the garden with lovely views to the moors beyond.



Double Bedroom: To the rear of the house, with en-suite facilities off, stripped and stained floor, open beamed ceiling, dado rail and large picture window overlooking the garden.



First Floor

A staircase rises from an inner lobby off the hallway to the 1st floor landing. There are doors off to the:

Double Bedroom: Again spacious double bedroom with window to the rear aspects and en-suite shower room.



Attic Office/4th Bedroom: A very useful additional room, currently used as a spacious home office with a split level floor, and having open beams, Velux roof light and generous en-suite with w.c and hand basin. There is a small built-in cupboard.



Outside

At the front of the property behind a stone wall is a small front garden which is largely gravelled and has gated access to the side and rear gardens.

To the side of the property is paved parking with a the detached stone garage beyond, having double doors and light and power connected and curtesy door to the side. Attached to the garage is a further useful store.



To the side of the property there is a lawned garden with summer house, green house amongst mature shrubs and trees and access gates from the road. The LPG tank is situated here.





The rear garden is again set to lawn which gently slopes away from the house running down to a small beck and has a wide range of mature shrubs and trees which overlooks the valley. There is a small patio and BBQ area to the rear of the house.



GENERAL REMARKS & STIPULATIONS

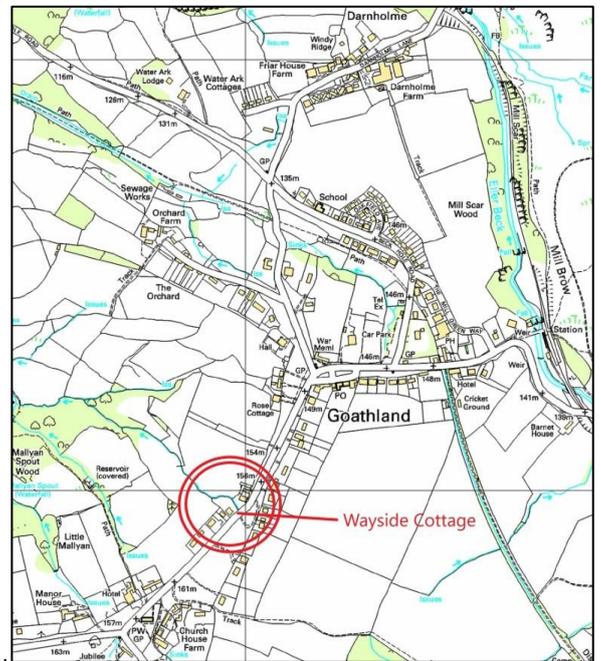
Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	27 F	
1-20	G		

Services: The property is understood to be connected to mains water and electricity and mains sewerage. The LPG central heating system is run through the gas fired boiler situated in the kitchen.

Planning: The property lies in the North York Moors National Park Tel: 01439 772700.

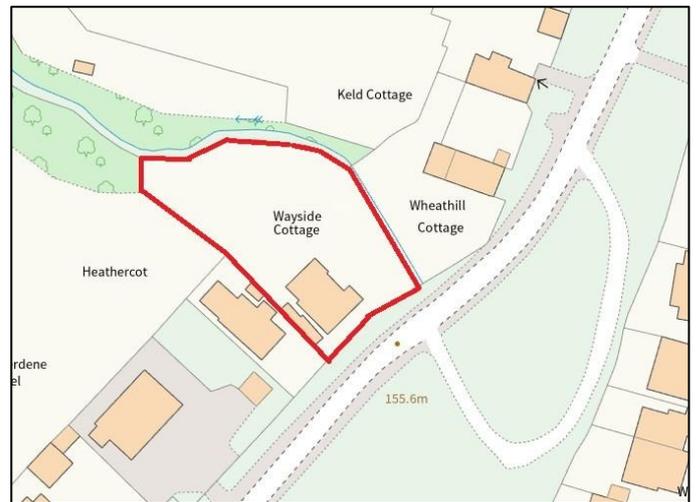
Local Taxation: The house is band E for council tax. North Yorkshire Council



Post Code: YO22 5AN

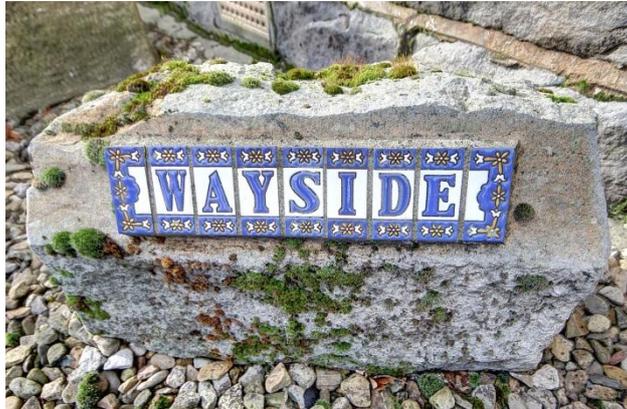
Directions: Goathland lies on the North Yorkshire Moors about 9 miles west of Whitby and is well signed from the moor road connecting Whitby and Pickering (A169). From Whitby, as you enter Goathland, follow the road passing the railway station and then up the hill, pass the village shops and pubs and follow the road to the corner of the road as it turns leftwards. Continue along the road until just before it dips and rises, the property is on the right. If coming from Pickering, take the first Goathland turn-off to the village. On entering the village take the right turn at the mini-roundabout, opposite the Mallyan Spout Hotel and the property is halfway along this road on the left.

What3words: processes.shampoo.ballpoint

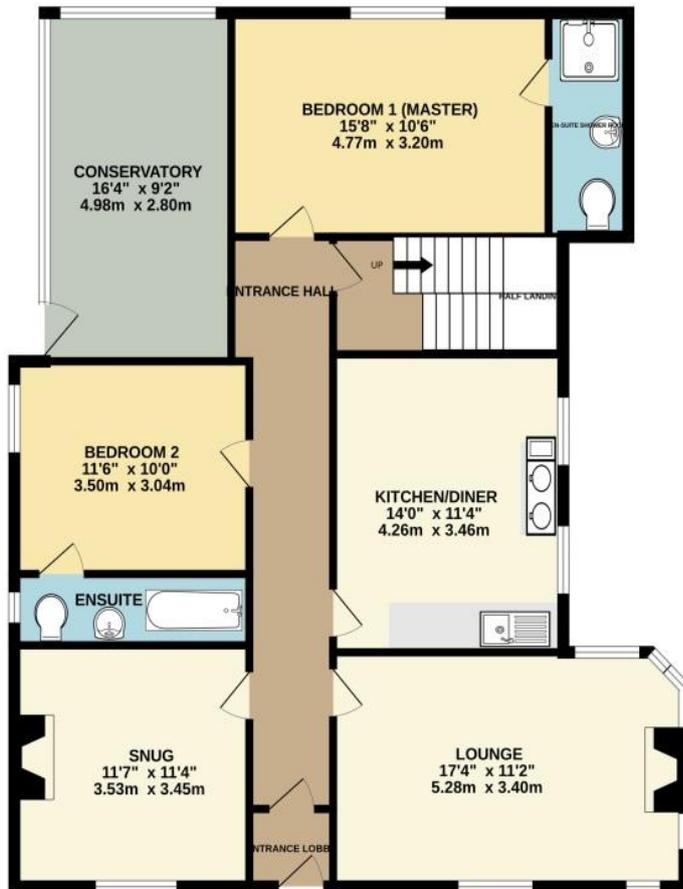


IMPORTANT NOTICE

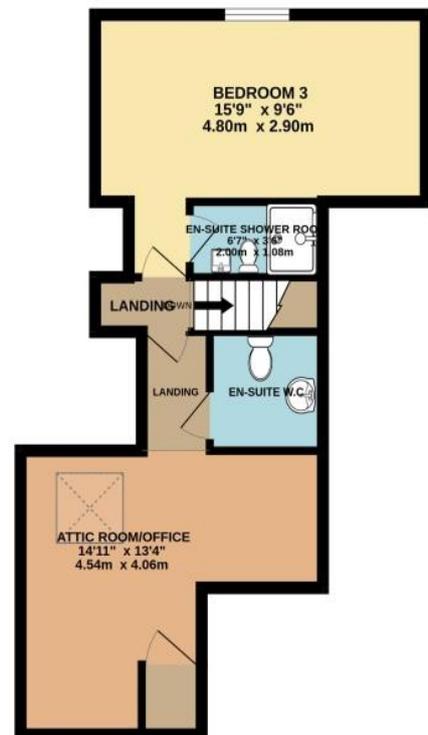
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice



GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1582 sq.ft. (147.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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