

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



THE COACH HOUSE, MAIN STREET, LEVISHAM, YO18 7NL

A superbly modernised character cottage nestled in this lovely North Yorkshire village together with a large garden, garage & private parking

Entrance Hall

Sitting Room

Kitchen

Utility

2 Double Bedrooms

Bathroom & Shower Room

Garage

Parking + Charging Point

Private Walled Garden

Oil Central Heating

EPC Rating: E

Double Glazing

PRICE GUIDE: £450,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Nestled in the heart of the picturesque village of Levisham, within the magnificent North York Moors National Park, The Coach House is a superbly modernised property offering spacious, beautifully presented accommodation in a peaceful and highly sought-after setting.

Beautifully appointed throughout, this attractive home combines generous living space with stylish contemporary interiors, making it an ideal permanent residence for families, couples or those looking to enjoy retirement in one of North Yorkshire's most desirable villages. The property has also been successfully operated as a holiday let, offering the potential for buyers wishing to generate additional income, although it is equally suited to full-time residential living.

Internally, the accommodation is notably spacious, with rooms finished in fresh, modern tones that create a warm and welcoming atmosphere throughout. On the ground floor, a large entrance and utility area provides a practical introduction to the home and leads through to the superbly equipped kitchen/dining room, an ideal space for both everyday family life and entertaining. The lounge offers a comfortable and relaxing retreat, while a well-appointed bathroom completes the ground floor accommodation. On the first floor are two impressive double bedrooms, both of which will easily accommodate king-size beds. A stylish shower room serves the bedrooms.

An attached garage provides useful parking and storage, with additional private parking in front of the property, plus a charging point. Gated access leads to a large garden, predominantly laid to lawn with established trees, creating a delightful outdoor space with plenty of room for relaxing, entertaining or gardening.

Offering the perfect balance of village charm, modern comfort and access to the stunning North York Moors, The Coach House is a great opportunity to acquire a beautifully presented home in a peaceful rural setting.

General Information

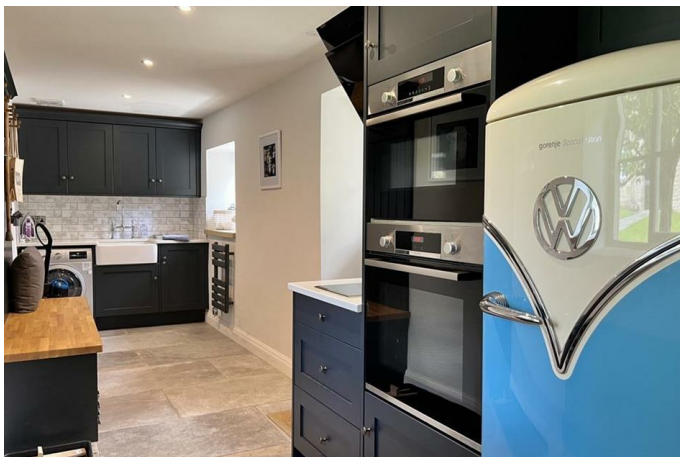
Services: Mains water and electricity are connected. Oil fired central heating. Drainage to septic tank.

Council Tax: Band to be assessed. Business Rates currently apply. North Yorkshire Council.

EPC Rating: E

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

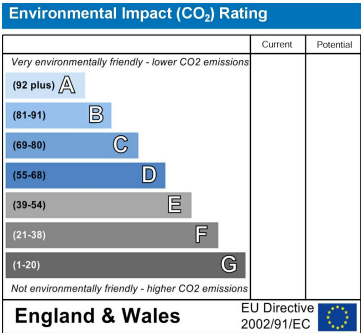
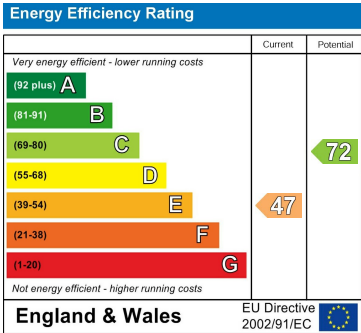
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Kirkbymoorside. Telephone: 01751 430034. Due to holiday bookings, viewings are restricted to a Friday, between the hours of 11am and 3pm.



Accommodation



Total area: approx. 107.3 sq. metres (1154.5 sq. feet)
The Coach House, Levisham





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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