



01947 601301



ENFIELD, GOATHLAND

3 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached 1930's House with a Garden & Garage
- Has Been Extended to create a 1,300 sq ft Family Home
- Light-Filled Lounge with South-Facing Bay Window
- Spacious Dining Room/Sitting Room with Roof Light
- Modern Kitchen, Utility Room & Downstairs WC
- 3 Bedrooms, 1 Bathroom & Decorated Loft Room
- Oil Central Heating & Double-Glazing Throughout
- Generous Garden with Off-Street Parking

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

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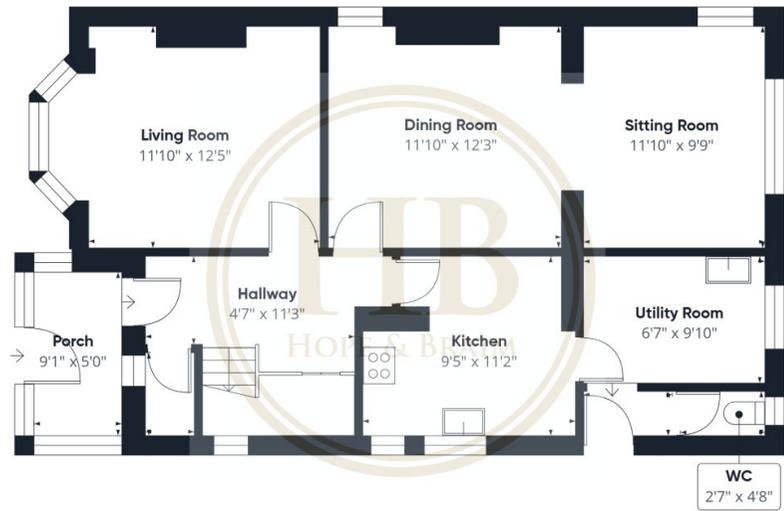
ENFIELD, GOATHLAND- 3 bed Detached House -£385,000



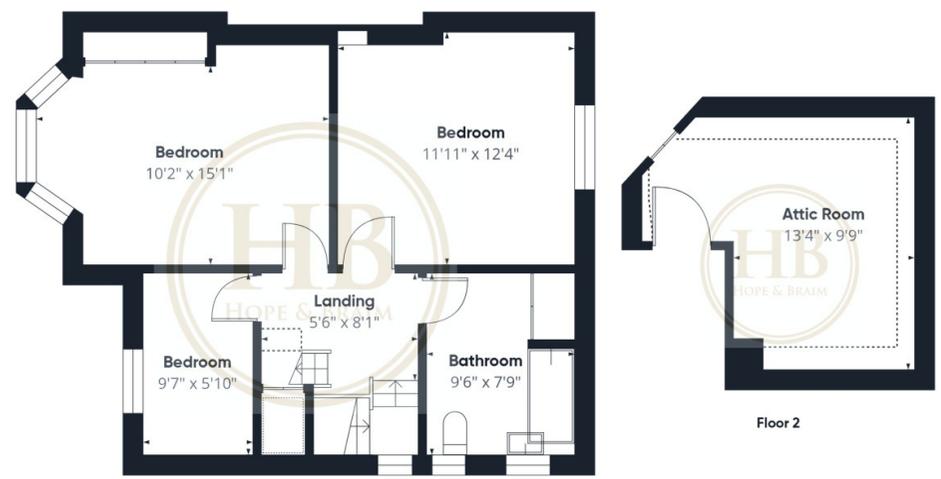
A Thoughtfully Extended 1930s Family Home in the Heart of Goathland. Set within one of the North York Moors National Park's most cherished villages, this handsome detached house has been carefully extended to create a genuinely spacious and versatile family home extending to approximately 1,300 square feet. With Goathland's well-regarded primary school close at hand and the open moorland on the doorstep, the setting alone makes a compelling argument, but it is the quality and thoughtfulness of the accommodation within that truly sets this property apart. The light-filled lounge is an immediately appealing space, its south-facing bay window ensuring sunshine throughout the day and framing views across the surrounding landscape. A separate dining room and sitting room, enhanced by a roof light that draws in additional natural light from above, provides a flexible second reception that adapts readily to the rhythms of family life. The modern kitchen is well-appointed throughout, supported by a utility room and a downstairs WC, practical considerations that make themselves felt in day-to-day living. Upstairs, three bedrooms are served by a family bathroom, with a decorated loft room offering further flexible space accessed via fixed steps. Oil central heating and double-glazed windows ensure warmth and efficiency throughout the seasons. Outside, the generous garden provides ample room for families to enjoy, while off-street parking adds everyday convenience. Goathland itself, famous for its moorland walks, steam railway, and strong community spirit, offers a quality of life that is increasingly difficult to find, making this an opportunity worthy of serious attention.



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Floor 0



Floor 1



Floor 2



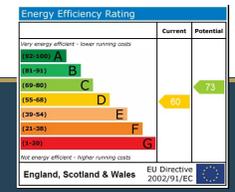
Approximate total area⁽¹⁾
1429 ft²
Reduced headroom
43 ft²

(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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