



01947 601301

6 BARTONS ROW, EGTON

2 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Charming Terraced Cottage in a Well-Served Village
- Lounge with Log Burner & West-Facing Window
- Galley Kitchen with Appliances & Dining Space
- 2 Bedrooms & 1 Bathroom with a 3-Piece Suite
- Electric Storage Heaters & Double-Glazing
- Rear Garden with Patio, Coal Store & Outbuilding
- Close to GP Surgery, Primary School & Pubs

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Outside Space: **PATIO**
Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



6 BARTONS ROW, EGTON- 2 bed Cottage -£189,950



Hope & Braim are delighted to present Hedgehog Cottage, 6 Bartons Row, a charming, terraced cottage situated in the well-served village of Egton, offering a lovely blend of period character and everyday convenience. The accommodation centres around a cosy lounge, complete with a log burner and a west-facing window that brings in the afternoon light, a welcoming spot to relax throughout the year. The galley kitchen is fitted with a range of appliances, and a dining area is tucked underneath the stairs, making practical use of all the space. Upstairs, two bedrooms, both with fitted furniture, and are served by a bathroom fitted with a three-piece suite. Above there is a fully boarded loft space accessed via a pull down ladder. Electric storage heaters and double-glazing are fitted throughout, keeping the cottage warm and efficient. Outside, the rear garden features a patio, ideal for al fresco dining, along with a useful coal store and outbuilding with power, providing valuable additional storage. Egton is a popular and well-served village, with a GP surgery, primary school and a choice of pubs all within easy reach, making this an excellent setting for those seeking village life without sacrificing everyday convenience. The wider North York Moors countryside is also close at hand, offering wonderful walking and cycling opportunities on the doorstep. With its combination of period charm, practical accommodation and a genuinely convenient village setting, Hedgehog Cottage represents an appealing opportunity for first-time buyers, downsizers or those seeking a peaceful rural lifestyle.



6 BARTONS ROW, EGTON- 2 bed Cottage -£189,950



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

