



# Inglebys

Estate Agents



## 52A Guisborough Road

Moorsholm, TS12 3JA

**£320,000**



UNEXPECTEDLY AVAILABLE AGAIN.... Refurbished to an exceptional standard throughout, this stunning 4-bedroom sandstone cottage superbly blends timeless charm with modern comforts. Located just on the outskirts of the North York Moors National Park, this delightful cottage will make a truly stunning family home.



Set within the charming rural village of Moorsholm, on the periphery of the breathtaking North York Moors National Park, this exquisite 4-bedroom traditional sandstone cottage offers the perfect blend of timeless character and contemporary luxury. Beautifully restored to an exceptional standard by the current owners, every detail has been thoughtfully considered, with no expense spared.

Beyond its handsome period façade lies a beautifully reimagined interior that boasts high-end fixtures and fittings, immaculate finishes, and a warm, inviting atmosphere throughout. The ground floor has been opened up to create a light-filled, open-plan layout, ideal for modern family living and entertaining. Quality craftsmanship is evident in every corner, with bespoke detailing, elegant kitchen & bathroom, and stylish touches that complement the cottage's original charm.

Upstairs, 4 generously proportioned bedrooms offer flexible accommodation, while the luxurious bathroom and thoughtful layout ensure both comfort and functionality.

Outside, the property enjoys a peaceful village setting with countryside walks on the doorstep, yet remains conveniently located for access to nearby towns and amenities.

This truly unique home combines the best of rural living with modern sophistication. A rare find in such a sought-after location.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-C.

EPC Rating: E-Rating.

**Dining Area 12'7" x 12'1" (3.85m x 3.70m)**

Double-sided log-burning stove with exposed sandstone to the chimney breast. UPVC double glazed window to the front aspect. Exposed beams. Laminate flooring. Stairs leading to the first floor. Radiator. Open access to the Kitchen Area & Living Room.

**Kitchen Area 18'8" x 6'9" (max) (5.69m x 2.06m (max))**

A range of wall, base & drawer units. Matching centre island with integrated wine cooler, breakfast bar & units below. Quartz worktops with integrated double Belfast sink & chrome mixer tap. Integrated double eye-level electric oven with separate ceramic hob & extractor hood. Tiled splashbacks. 2x UPVC double glazed windows to the rear aspect. Integrated dishwasher, fridge & freezer. LED lighting. UPVC composite double glazed stable door to the rear elevation. Under-stairs storage cupboard. Access to Ground-Floor W/C.

**Ground-Floor W/C 3'5" x 2'11" (1.06m x 0.90m)**

Part-tiled walls. Radiator. Low-level W/C. Hand basin.

**Living Room 22'1" x 18'10" (6.74m x 5.76m)**

Double-sided log-burning stove within the chimney breast. Exposed sandstone. Laminate flooring. 2x UPVC double glazed windows to the front aspect, 1x to the side, and 1x to the rear aspect flooding the room with natural light. LED downlighting. 2x radiators. UPVC double glazed French doors open to the side elevation.

**First Floor**

**Landing**

Large open landing. Storage cupboard. UPVC double glazed window to the rear aspect. Radiator. Carpeted.

**Bedroom One 12'8" x 10'5" (3.88m x 3.18m)**

2x UPVC double glazed windows to the front aspect. Decorative wood paneling. Carpeted. Radiator.

**Bedroom Two 13'10" x 8'7" (4.24m x 2.63m)**

UPVC double glazed window to the front aspect. Carpeted. Radiator. Access to potential en-suite shared with Bedroom Three.

**Bedroom Three 12'4" x 7'10" (3.76m x 2.40m)**

UPVC double glazed window to the rear aspect. Carpeted. Radiator. Access to potential en-suite shared with Bedroom Two.

**Potential Shared En-Suite 11'0" x 4'11" (3.37m x 1.51m)**

Set up to serve Bedrooms Two & Three, the room has already been started, and just needs the bathroom suite installing.

**Bedroom Four 10'7" x 7'10" (3.23m x 2.39m)**

Carpeted. Decorative wood paneling. UPVC double glazed window to the front aspect. Radiator.

**Family Bathroom 12'1" x 6'7" (3.70m x 2.02m)**

Composite bathroom suite comprising of freestanding rolltop bath. Walk-in double shower cubicle. Porcelain tiled walls & floor. Vanity unit with two hand basins. LED downlighting. Heated towel rail. UPVC double glazed window to the rear aspect. Extractor fan.

**External**

**Front Elevation**

Enclosed garden laid to lawn with established borders, and hedgerow to the front boundary. Pathway leading to the Side Elevation.

**Side Elevation**

Double driveway providing off-street parking for 2x cars. Open aspect to the Rear Elevation.

**Rear Elevation**

Enclosed patio area. Log-store. Gas tank. Outdoor tap.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

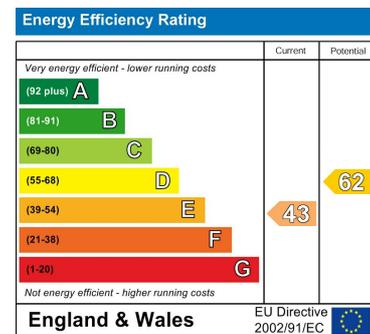
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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