



Cliffe Terrace, Great Ayton, TS9 6DX

£160,000

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Tucked away yet close to the shops, eateries and lovely walks of Great Ayton village, this improved cottage is full of character and features two good sized bedrooms and a delightfully updated open-plan living/dining room with a bay window and multi-fuel log burner. There is also a well-designed kitchen, an updated first floor bathroom, a useful loft room, a pretty low-maintenance front garden and an enclosed rear courtyard with access.

Whether you're a first-time buyer, an investor seeking a character property in a prime location, or you're simply looking for a bolt hole in the heart of Great Ayton village, this is another lovely cottage from Kathryn Barr Estate Agents that won't disappoint. It would be perfect for professionals, retirees, a small family, or as a long-term rental or holiday let.

Entrance Lobby

With handy space for coats, there are stairs to the first floor and a door leading into the living room.

Living / Dining Room

A spacious and welcoming room featuring a large bay window to the front, flooding the room with natural light. There is the bonus of a multi-fuel log burner set in a beautiful fireplace with wooden surround and granite hearth. There is also an attractive laminate floor, coving to the ceiling, a useful under-stairs storage cupboard, rear-facing window overlooking the courtyard, and a door leading through to the kitchen.

Kitchen

Stylish and well designed, with excellent workspace, a range of wall and base units, with open shelving, and a stainless steel sink. There is space for an oven, washing machine, dishwasher and fridge-freezer. Finished with tiled flooring, part-tiled walls, a side-facing window and a door providing access to the rear courtyard.





First Floor

Landing - With doors to all first-floor rooms and stairs leading to the loft room.

Master Bedroom - Enjoying open views to the front, this good sized bedroom also has coving to the ceiling.

Bedroom Two - Another well-proportioned bedroom overlooking the rear, also with coving to the ceiling.

Bathroom - Updated and comprising a three-piece suite of: panelled bath with shower over (including a rainfall attachment), low-level wc, and pedestal wash hand basin. Additional features include stylish part-tiled walls, a ladder-style towel rail, and a rear-facing window, making this room light and bright.

Loft Room - This useful additional space, has been carpeted and benefits from eaves storage and two roof windows. Please note: although the photograph shows a bed, this loft room cannot be classed as a bedroom.

Externally

Front Garden - A neat and low-maintenance area laid with AstroTurf, providing a pleasant spot to sit and enjoy a morning coffee.

Rear Courtyard - A practical, walled, outdoor space with gated access to the rear walkway.

Please Note: The property does not have the necessary planning consent and building regulation approval for the structural works completed to the living/dining room and loft room. Do please speak to Kathryn Barr Estate Agents, prior to viewing, for further details.



Location and Amenities

Nestled at the foot of the North York Moors National Park, the picturesque village of Great Ayton is the perfect setting for buyers looking to enjoy the best of North Yorkshire living. The River Leven meanders through the village centre, adding to its scenic appeal, while walking routes lead up to the iconic Roseberry Topping. There is a vibrant community including tennis, cricket and football clubs; choirs; music, U3A & history groups; a dramatic society and lawn bowls. There is also a thriving community run library.

Approximate Distances: Stokesley 3 miles; Guisborough 6.9 miles; Middlesbrough 8.2 miles; Teesside Park (shopping, eateries & leisure) 11.9 miles; Teesside International Airport 16.3 miles; Northallerton 18.1 miles; Darlington 23.1 miles.

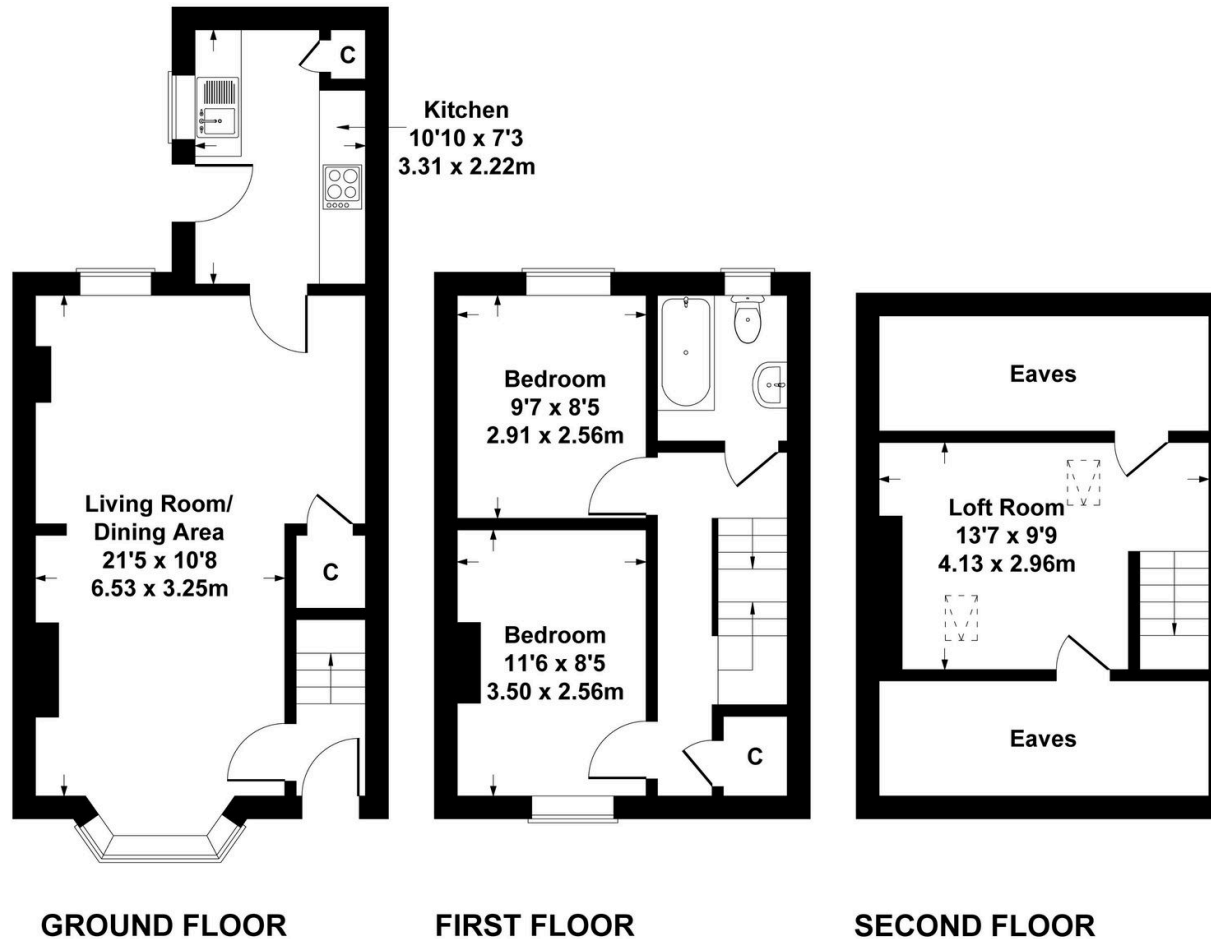
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Approximate gross internal area

House - 77 sq m - 829 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



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