HB
Hope & Braim

01947 601301

Birch Cottage, Lealholm

3 bed Cottage









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Property Features

- ***CHAIN FREE***
- Semi-Detached Stone Cottage with a Yard
- Well Presented with Modern Fixtures & Fittings
- Lounge with Feature Fireplace & Beamed Ceiling
- Open Plan Kitchen/Diner with Integrated Appliances
- 3 Bedrooms & 2 Bathrooms including an En-Suite
- Modern Electric Heating & Double-Glazing Throughout
- Village Setting with a Primary School, Pub & Shop
- Located in the Heart of the North York Moors

Type: Cottage
Availability: For Sale
Bedrooms: 3
Bathrooms: 1
Reception Rooms: 1
Parking: On Road Parking
Outside Space: Patio
Tenure: Freehold

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Birch Cottage, Lealholm- 3 bed Cottage -£275,000

Hope & Braim Estate Agents are pleased to present Birch Cottage, a well-presented semi-detached stone cottage situated in the heart of Lealholm, one of the most charming villages in the North York Moors National Park. Combining character features with contemporary comforts, the property offers an appealing prospect for those seeking a home in this sought-after rural setting. The ground floor accommodation opens with a lounge of considerable warmth and character, centred on a feature fireplace and retaining an exposed beamed ceiling that speaks to the cottage's origins. To the rear, an open plan kitchen and dining area provides a sociable and practical everyday space, fitted with integrated appliances and finished to a modern standard that complements the building's traditional fabric. A shower room or cloakroom completes the ground floor. To the first floor, three bedrooms are arranged across the upper level, the principal room benefiting from an en-suite facility. A further family bathroom serves the remaining bedrooms. Modern electric heating and double-glazing throughout ensure year-round comfort and energy efficiency. Externally, the property enjoys the benefit of a private yard, a welcome outdoor space that suits both everyday use and relaxed entertaining in the warmer months. Lealholm is a thriving North Yorkshire village offering daily amenities including a primary school, public house and village shop, all within easy reach of the property. The village sits within the National Park boundary, with walking country immediately to hand and the market towns of Whitby and Guisborough accessible within a short drive.

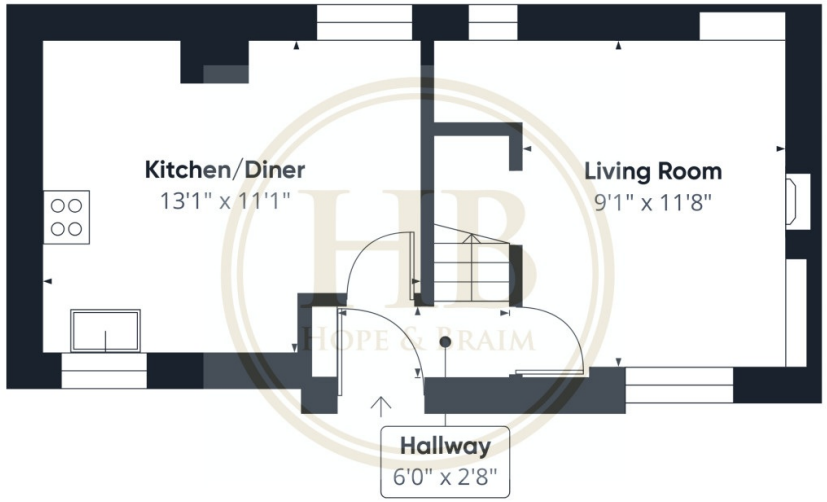








Birch Cottage, Lealholm- 3 bed Cottage -£275,000



Floor 0



Floor 1

E S N W

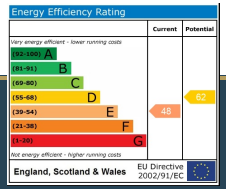
Approximate total area(1)

556 ft²

(1) Excluding balconies and terraces

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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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.
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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.