



St Ninians, Ugglebarnby
Guide Price **£445,000**

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Enjoying an exceptional elevated position with truly breathtaking countryside views, St Ninians is a beautifully presented stone-built home set within the heart of this highly sought-after village just a short drive from Sleights and Whitby.

Flooded with natural light throughout, the property has been finished to an excellent standard and offers spacious, well-balanced accommodation arranged over two floors. Large picture windows and a stunning bay window frame uninterrupted views across rolling fields and the surrounding countryside, creating a wonderful sense of space and connection with the outdoors.

The ground floor is centred around a bright and welcoming living room with feature fireplace, complemented by a generous dining room and a stylish, well-appointed kitchen with adjoining breakfast area. There is a ground floor study/dining room, currently utilised as a bedroom by its current owners, complete with en-suite shower room - ideal for modern family living. A useful utility room and office complete the ground floor.

Upstairs, the property offers two comfortable bedrooms, including a lovely principal bedroom with en-suite facilities, along with a modern family bathroom. All rooms benefit from excellent natural light and attractive rural outlooks.

Externally, the property is approached via a neatly maintained lawned garden with stone pathways and seating areas, perfectly positioned to enjoy the far-reaching views. A single garage provides additional storage or parking, along with parking for several vehicles on the driveway.

Set in the peaceful village of Ugglebarnby, yet within easy reach of Whitby's amenities, harbour and coastline, St Ninians offers the perfect blend of rural tranquillity and coastal convenience, an exceptional home in an outstanding setting.

Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 2

Tenure: Freehold









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