

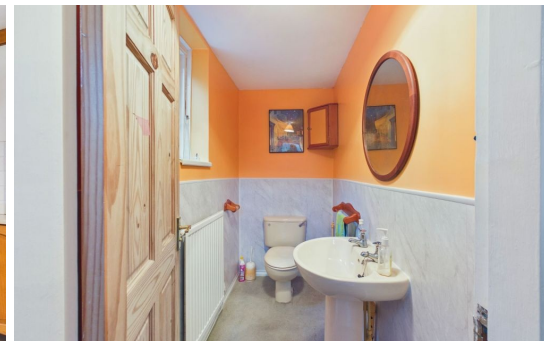


01947 601301



MINE WORKERS COTTAGE, 1-2 ESK VALLEY

4 BED COTTAGE



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PROPERTY FEATURES

- Period Cottage with a South-Facing Garden
- Idyllic Rural Setting close to the NYM Steam Railway
- Formerly 2 Miners Cottages & Workshops
- Spacious Living Space with an Open Fire
- Kitchen/Diner with Fitted Pine Cabinets
- 4 Double Bedrooms, Bathroom & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Front Garden & Detached Garage with Parking

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **1**

Reception Rooms: **2**

Parking: **GARAGE**

Outside Space: **SOUTH FACING GARDEN**

Tenure: **FREEHOLD**

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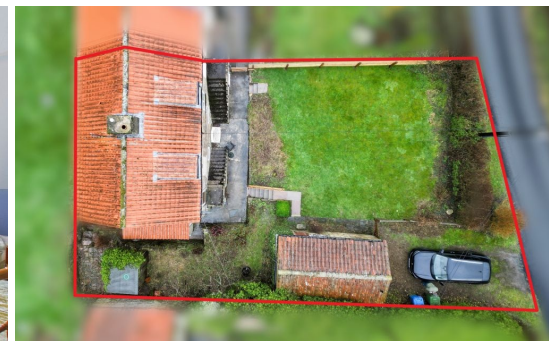
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MINE WORKERS COTTAGE, 1-2 ESK VALLEY- 4 bed Cottage -£300,000



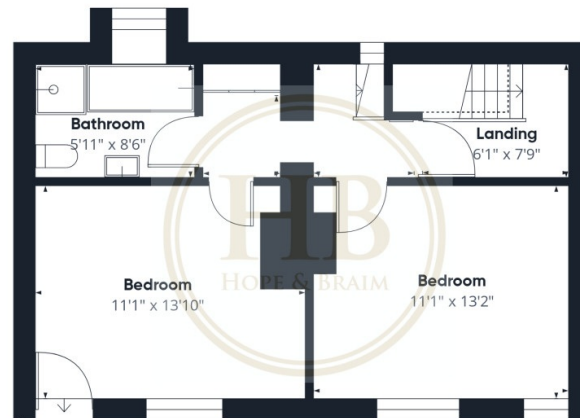
Nestled within the picturesque Esk Valley and surrounded by wooded hills, this characterful period cottage enjoys an idyllic rural setting that perfectly captures the essence of North York Moors living. Originally constructed as two miners' cottages with adjoining workshops, the property has been thoughtfully converted to create a spacious family home that retains wonderful period charm whilst offering comfortable modern accommodation. The generous living space features an inviting open fire, creating a warm focal point for relaxed family gatherings throughout the seasons. The kitchen/diner is fitted with attractive pine cabinets, combining practical functionality with traditional cottage character, whilst the downstairs WC adds ground floor convenience. Four double bedrooms over the two upper floors provide excellent family accommodation or flexibility for home working and guest arrangements, complemented by a well-appointed bathroom. Gas central heating and double-glazing throughout ensure year-round comfort and efficiency. Outside, the south-facing garden captures sunshine throughout the day, providing a private outdoor retreat with delightful valley views. The detached garage offers valuable storage and workshop potential, with parking space adding everyday practicality. The location represents a particular highlight for railway enthusiasts and outdoor lovers alike. The renowned North Yorkshire Moors Railway steam trains pass nearby, whilst a scenic cinder path leads directly to the heritage village of Grosmont with its collection of period locomotives, traditional pub, and welcoming community. The surrounding landscape offers exceptional walking opportunities with woodland trails and moorland paths on the doorstep. This peaceful valley setting combines rural tranquillity with excellent accessibility, lying within easy reach of Whitby's coastal attractions and the market town of Pickering, making it an exceptional base for those seeking an authentic countryside lifestyle immersed in North York Moors beauty.



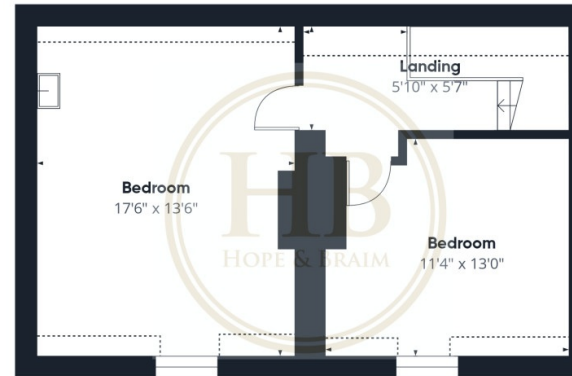
MINE WORKERS COTTAGE, 1-2 ESK VALLEY- 4 bed Cottage -£300,000



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1390 ft²
Reduced headroom
59 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
Current	Potential	
Best energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Worst energy efficient - higher running costs		
15	16	15
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

