



## Mulberry Cottage, Mill Terrace, Great Ayton

TS9 6PF

Offers in the Region of  
**£200,000**



**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Situated within the highly desirable village of Great Ayton, this delightful extended two-bedroom mid-terrace cottage perfectly combines character features with comfortable modern living. Offering well-proportioned accommodation, attractive open views and a south-facing garden. The property is ideally suited to downsizers, retirees or those seeking a charming lock-up-and-leave retreat.

This is another delightful cottage in a lovely setting, available through Kathryn Barr Estate Agents. As there is no onward chain – early viewing is highly recommended.

### **Entrance & Living / Dining Accommodation**

The welcoming open-plan living/dining room is bright and airy, featuring a gas flame-effect fire set within a wooden surround and slate hearth, complemented by bespoke fitted shelving and storage cupboards to either side. A beamed ceiling and attractive bay window to the front provide plenty of character while enjoying a pleasant leafy outlook. Stairs to the first floor, and the room flows seamlessly into the dining area and offers space for a table and chairs and benefits from an under-stairs storage cupboard, with additional room for a home working area if required.

### **Kitchen**

To the rear of the property is the kitchen, fitted with a range of wall and base units, built-in electric oven and ceramic hob, space for a fridge freezer and washing machine. A small but practical breakfast bar provides casual dining space, while a door leads directly onto the rear patio and garden.

### **First Floor**

**Landing:** provides access to all first-floor rooms and access to the loft space.

**Master Bedroom:** is positioned at the front of the property and enjoys attractive open views towards the tennis courts and surrounding greenery. A useful storage cupboard adds practicality.

**Bedroom Two:** located at the rear and benefits from delightful views towards the Cleveland Hills.

**Bathroom:** a modern three-piece suite comprising a panelled bath with shower over and glass screen, wall-hung wash hand basin, low-level WC and heated towel rail. Complemented by part-tiled walls, fitted storage cupboard and a frosted rear window.





## Externally

**Front:** the property enjoys a low-maintenance paved garden with a small, planted border and established tree.

**Rear:** the rear garden features a paved seating area leading to a south-facing lawn, creating an ideal space for outdoor relaxation. A flower bed offers potential for a vegetable patch, while the substantial wooden shed provides excellent storage and could also serve as a workshop or even a home office.

**\*Please note there is a right of access across the rear garden for neighbouring properties.**

## Location and Amenities

Located 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.

**Shopping and Amenities:** A number of independent shops, including a butcher – renowned for their pies, and a Co-op supermarket. There are also medical and dental practices. A cycling hub - Bike Base - has opened, offering E-bike hire, cycle rides and more, including a café which has stunning views and welcomes all.

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