



Inglebys

Estate Agents



23 Johnsons Square

Moorsholm, TS12 3JF

£235,000



Situated in the charming village of Moorsholm, this stunning stone cottage at Johnsons Square offers a delightful blend of modern comfort and traditional character. Spanning an impressive 1,087 square feet, this fully renovated property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking a peaceful retreat.

The cottage's design harmoniously combines contemporary finishes with the rustic charm of its stone exterior, ensuring a unique living experience.

The enviable views surrounding the property enhance its appeal, providing a picturesque backdrop that changes with the seasons, the scenery is sure to inspire and uplift.

The cottage features a well-appointed kitchen and bathroom, designed with both style and functionality in mind. Every corner of this home has been thoughtfully considered, making it move-in ready for its new owners.



In summary, this exquisite three-bedroom cottage in Moorsholm is a rare find, offering a perfect blend of modern living and countryside charm. With its stunning views and tasteful decor, it presents an exceptional opportunity for those looking to embrace a tranquil lifestyle in a beautiful setting. Do not miss the chance to make this enchanting property your new home.

Tenure: Freehold

Council Tax: Redcar and Cleveland, Band C

EPC Rating:

Living Room 14'11" x 13'8" (4.55m x 4.18m)

Quarry tiles on entering the living room. Wood double glazed window to the front aspect. Engineered Oak Flooring. Wood burning stove with stone hearth featuring an Oak Mantle. Radiator. Spindle staircase rises to the first floor.. Wall partially wood panelled.

Kitchen / Diner 24'4" x 15'8" (7.42m x 4.80m)

Wood double glazed window to rear aspect. Range of Graphite wall, drawer and base units. Granite worktops. Stainless steel sink and drainer with mixer tap. Integrated AEG double oven. Induction hob. Integrated dishwasher. Plumbing in situ for washing machine. LED downlights. Oak flooring continued.

Diner/Snug

Oak flooring continued. Wood frame bi-fold doors opening onto the rear with breathtaking views. Wood burning stove with stone hearth. Radiator. Interior features some exposed brickwork.

First Floor

Velux window. Radiator. Carpet flooring. LED downlights. Loft door - Partially boarded with storage.

Bedroom One 15'8" x 14'3" (4.80m x 4.36m)

Wood windows to rear aspect with views. Carpet flooring. Radiator. Wood Panelling feature wall.

Bedroom Two 12'6" x 12'0" (3.82m x 3.67m)

Wood double glazed window. Carpet flooring. Radiator.

Bedroom Three 11'11" x 6'9" (3.65m x 2.07m)

Wood double glazed window to front aspect. Carpet flooring. Radiator.

Family Bathroom 10'5" x 9'10" (3.18m x 3.01m)

Wood double glazed window. Roll top bath with ball and claw feet. Traditional radiator. Pedestal hand-basin. Low level W/C. Chequered vinyl flooring. Walk in shower with glass enclosure. LED downlights. Partially tiled.

External 16'4" x 13'1" (5m x 4m)

Externally, a paved path leads to the front door with an outside area featuring planters and some storage. Parking available.

Externally, to the rear - A timber framed deck which overlooks the North Yorkshire countryside.

Oil Tank. Outside Lighting.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	