

# Summerholme Cottage

## The Green

Goathland, YO22 5LX

**£285,000**

**Energy Rating : E**



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## DESCRIPTION

Situated within the heart of the North Yorkshire Moors National Park in the charming village of Goathland is this delightful and extended Three Bedroom Sandstone Cottage with its own garden and sitting out area with beautiful views to take in and enjoy over farmland and the moors. Renowned for its connections to the television programme 'Heartbeat', village facilities are minutes walk away as is the NYM railway, highly rated restaurant pubs, cafes, individual shops, fabulous moorland walks, bike trails and bridleways. The coastal town of Whitby is only a short drive away. Notable features include oil central heating, uPVC double glazing, a welcoming lounge with a multi-fuel stove, a fitted breakfast kitchen with a built-in oven & hob, two first floor bedrooms served by a shower room/w.c and a second floor attic bedroom - all rooms enjoy stunning views that are only appreciated through viewing. Outside there is a lawned garden, a useful storage shed and a seating area. Much larger than its outward appearance would have you believe, this gem of a home is sure to hold great appeal to couples, families or those looking for a holiday home or holiday let. We cannot recommend this property enough so please call now to arrange your viewing as interest is expected to be high.

## Accommodation

The cottage is approached from the village green through a private entrance door which serves this cottage and two others. A small passageway leading to the gardens and properties to the rear gives access to a paved pathway to the cottage which comprises a direct entrance into the kitchen.

### **Kitchen** 15' 9" x 14' 3" (4.80m x 4.34m)

Range of high gloss wall and base units with cupboards and drawers, wood effect worktops, tiled surrounds, built in fan assisted electric oven and hob with a chimney style extractor hood over. Inset stainless steel drainer and unit with a mixer tap, plumbing for an automatic washing machine, radiator, staircase off to the first floor and space for a fridge freezer. Rear double glazed access door, dual aspect upvc double glazed window which takes in the fabulous farmland and moor views. Connecting door to the lounge.

### **Lounge** 12' 7" x 12' 0" (3.83m x 3.65m)

With a fireplace incorporating a multi-fuel wood burning stove on a stone hearth. Upvc double glazed window with views over adjoining farmland. Radiator.

## First Floor

### **Landing**

Airing cupboard which houses the high pressure hot water cylinder. Access to the loft space. Connecting door to a staircase which gives access to the second floor.

### **Bedroom 1** 14' 3" x 9' 3" (4.34m x 2.82m)

Double sized over stairs cupboard, fabulous views from the dual aspect upvc double glazed windows. Radiator.

### **Bedroom 2** 12' 1" x 9' 3" (3.68m x 2.82m)

Two upvc double glazed windows with views beyond, radiator and a period style fire grate.

### **Shower Room/WC**

Part tiled walls, white low flush wc and wash hand basin with vanity cupboards below. Quad style shower enclosure with a mixer shower over, extractor unit, upvc double glazed window, radiator and a wall mirror.

## Second Floor

### **Landing**

### **Attic Bedroom** 12' 10" x 11' 8" (3.91m x 3.55m)

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Large double glazed velux roof window with fabulous views over the moors and local farmland. Sloping ceiling with exposed beams and radiator.

### Externally

The oil tank (1000ltr), that serves the property is situated at the far end of the garden or within a communal site.

### Gardens

The lawned garden incorporates a small patio area and a useful storage shed.

### Parking

On street parking (Private Road).

### Council Tax Band

Council tax band:-

### Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

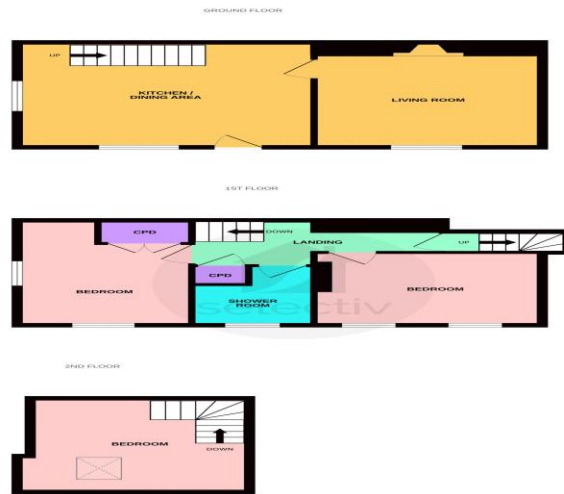
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## Viewing Arrangements

Tel: 01287 630733

Email: [guisborough@selectiv.co.uk](mailto:guisborough@selectiv.co.uk)

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