



6 LEVENSIDE
Great Ayton



GSC GRAYS

PROPERTY • ESTATES • LAND

6 LEVENSIDE

Great Ayton, North Yorkshire, TS9 6NW

A delightful, double fronted cottage with excellent accommodation and idyllic views over the River Leven and Low Green.

The accommodation includes three bedrooms, two reception rooms and a useful attic space, together with a range of character features. This spacious home also has the benefit of a rear courtyard and is within close proximity of the village amenities and High Street. Available with No Upper Chain.

Double Fronted Cottage * Great Ayton Location * Overlooking River Leven and Low Green * Excellent Accommodation * Three Bedrooms * Large Living Room * Separate Dining Room * Kitchen Breakfast Room * Large Attic Space with Drop-Down Ladder * No Upper Chain



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Situation and Amenities

Centred on the banks of the River Leven, the picturesque village of Great Ayton has two village greens together with a good mix of shops, tea rooms, Discovery Centre/library, restaurants, cafes and public houses - not forgetting the well-known Suggitt's Ice Cream Parlour.

Leisure amenities include tennis courts, a bowling green, bridle paths, cycle tracks, cricket and football pitches. There is also a train station.

Stokesley 2.8 miles, Middlesbrough 8.2 miles, Yarm 13.4 miles, Northallerton 17.8 miles, Darlington 22.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.





Ground Floor

From the entrance hallway, there are stairs to the first floor and a door leading through to the sitting room. This large living space has a feature fireplace, a window to the front providing views towards the river and double doors opening out to the rear courtyard.

To the other side of the entrance hall, there is a door leading through to the dining room which has a central, stove-style electric fire and also benefits from views towards the river.

Situated at the rear of the property, the kitchen is fitted with a good range of storage cupboards, worktops and has space for appliances. A door leads out to a small seating area: a lovely spot for enjoying a morning coffee.



First Floor

The spacious first floor landing would be suitable for use as an office area, with an arched window providing natural sunlight. From here, there are doors to three bedrooms, two of which have feature, cast iron fireplaces, along with the family bathroom.

Attic Space

Accessed from the third bedroom, the attic space is lit via two Velux-style windows with a cast iron fireplace and plenty of eaves storage.

Externally

To the rear of the property, there is a walled courtyard with a small space for seating, a raised flower bed and a gate to the side.

Viewings

Strictly by appointment with GSC Grays of Stokesley. Telephone: 01642 710742.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

Hambleton District Council. Telephone: 01609 779 977. Council tax band E.

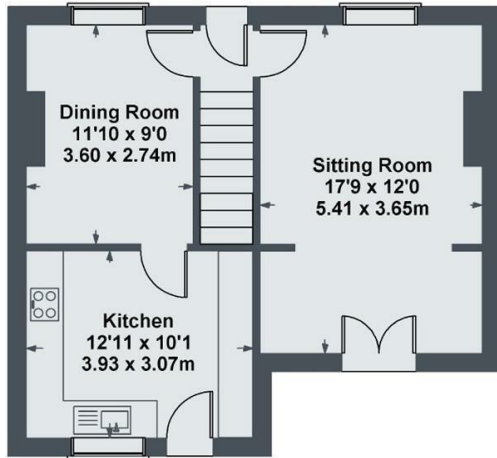
Particulars and Photographs

Particulars prepared August 2023.

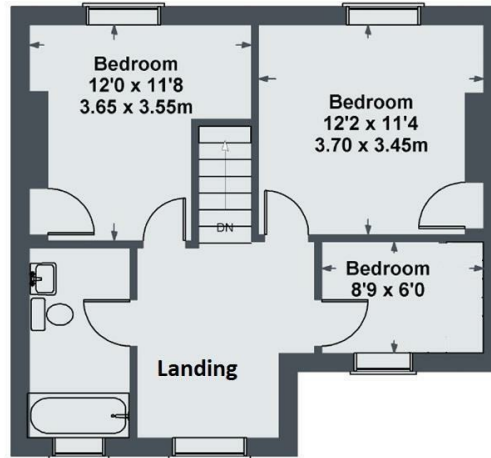
Photographs taken August 2023.



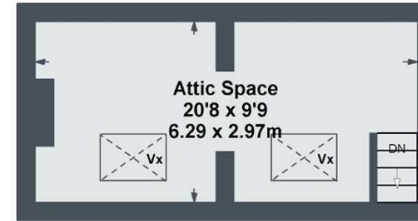
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GROUND FLOOR



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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