



HEATHWAITE, LITTLE AYTON LANE
Great Ayton



GSC GRAYS

PROPERTY • ESTATES • LAND

HEATHWAITE, LITTLE AYTON LANE

Great Ayton, North Yorkshire, TS9 6HY

Heathwaite in Little Ayton offers a wonderful opportunity to modernise an incredible, detached, four bedroom family home enjoying views towards Captain Cook's Monument to the rear and the Cleveland Hills to the front.

Having been enjoyed by the current owners for many years, Heathwaite would now benefit from some modernisation. The entrance hall has herringbone parquet timber flooring running through into the living room, whilst a separate dining room or sitting room complements the large, L-shaped kitchen and breakfast room.

Four excellent bedrooms all benefit from views whilst the master bedroom includes an en suite.

The property is approached by a gated driveway large enough for several vehicles. There are lawned front and rear gardens along with a former vegetable plot.



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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

The front door opens into the entrance hallway, where there are stairs to the first floor, under-stairs storage and a large cloaks cupboard. There is beautiful wooden herringbone parquet flooring continuing through to the main living room, which has a central fireplace and a large bow window.

The family kitchen has a range of units, plenty of space for a table and a box bay window with storage seat. There is a separate, dual aspect dining room and a rear lobby providing access to the cloakroom and also the garden.



First Floor

To the first floor, there is access to the loft via a drop-down ladder and doors to four good-sized bedrooms providing a variety of views of the surrounding countryside.

The principal bedroom benefits from an en suite and has windows to both the south and east, overlooking the river, farmland and Cleveland Hills. The second bedroom at the front of the property also enjoys the views and has a bow window and a store cupboard with window.

The rear bedrooms, one of which also has a store cupboard with window, offer uninterrupted views of the hills and Captain Cook's Monument.

Externally

To the front of the house, there is a gated driveway leading up to two garages. The front and rear gardens are laid mainly to lawn with hedged boundaries and there is a small orchard and vegetable plot in need of some clearing to bring it back to its former glory.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

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

Local Authority

North Yorkshire Council. Council tax band F.

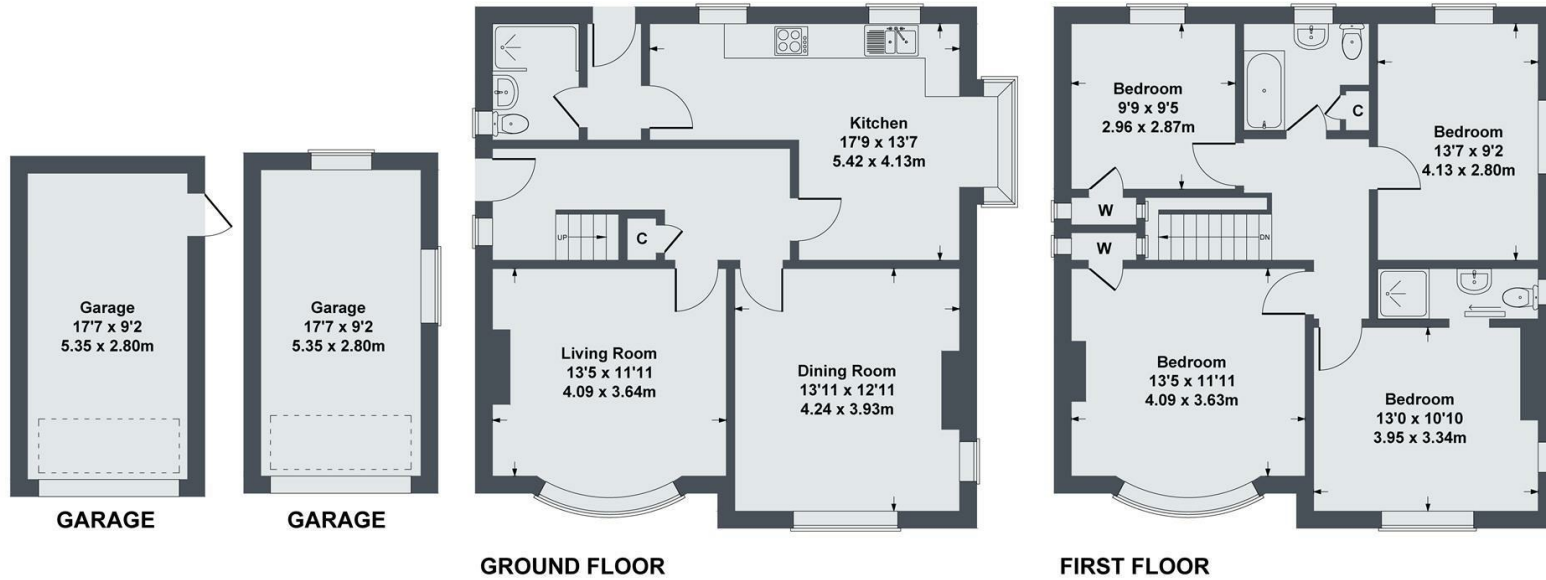
Particulars and Photographs

Particulars prepared February 2023.

Photographs taken February 2023.

Heathwaite, Little Ayton Lane, Little Ayton, TS9 6HY

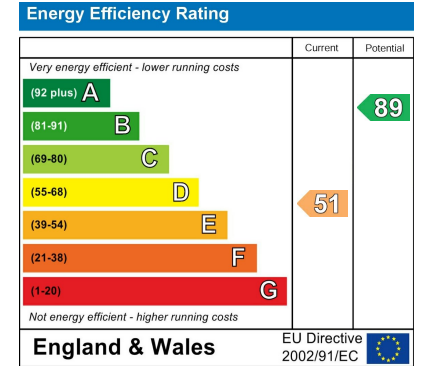
Approximate Gross Internal Area
1787 sq ft - 166 sq m



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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