

60 WAINSTONES CLOSE  
Great Ayton



GSC GRAYS

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# 60 WAINSTONES CLOSE

Great Ayton, North Yorkshire, TS9 6LD

Situated in the sought-after village of Great Ayton, this detached bungalow offers a rare opportunity to own a home in a prime location.

Immaculately presented, the bungalow features a spacious layout with a sociable living and dining area as well as three well-appointed bedrooms, including a master bedroom with an en suite and dressing area. The living room is flooded with light and enjoys views out over the beautifully-maintained, south-facing private gardens, while the dining room and kitchen offer functional and comfortable living spaces.

A key feature of the property is the double garage, complemented by a large, wide driveway. The gardens are stocked and well-tended, offering a peaceful retreat.

With no upper chain, this home is ready for immediate occupation. Ideal for families or those seeking single-level living, this bungalow combines generous space and privacy in a rarely available location.



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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, Newcastle and Leeds Bradford.







### Accommodation

The main entrance door opens into an L-shaped hall giving access to the living accommodation at one side of the property and leading around to the bedroom accommodation further along. Within the hall, there are double doors opening up to a cloaks/storage space along with a boiler cupboard and an airing/storage cupboard housing the hot water tank.

The living room is a spacious, well-lit area with sliding patio doors and large windows taking in the lovely views over the south-facing rear gardens. There is a central fireplace with hearth, giving the room a warm, comfortable feel. The adjacent dining area has a window to the front and a door leading through to the kitchen.

The kitchen has been fitted with a good range of floor and wall-mounted units, with a shuttered window to the front. There is a fitted oven with four-ring electric hob, plumbing for a washing machine, spaces for a fridge and a freezer and a door leading out to the side driveway.



All three bedrooms overlook the sunny rear gardens and have been fitted with wardrobes. The good-sized master bedroom suite has a further window to the front, bringing in plenty of natural sunlight, along with an archway leading through to a dressing area and en suite shower room. The en suite is fully tiled with a step-in shower cubicle, low-level w.c, hand wash basin and a range of storage units.

The family bathroom has a tiled floor, panelled bath, low-level w.c, pedestal hand wash basin, storage and a window to the front.

### Externally

The property is set nicely back from the road and is approached via a flower-lined pathway with areas of lawn to either side and a mixture of mature shrubs and borders.

There is a large driveway to the side of the house, offering parking space for multiple vehicles and leading up to the double garage which has electric doors and a courtesy door to the rear.

The rear garden is laid to lawn and south-facing, enjoying the sunshine throughout the whole day. There are ornamental shrub borders, mature trees and hedging, creating a wonderful environment in which to sit and relax.

### Viewings

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

### Tenure

The property is offered freehold with vacant possession on completion.

### Local Authority

North Yorkshire Council. Council tax band E.

### Particulars and Photographs

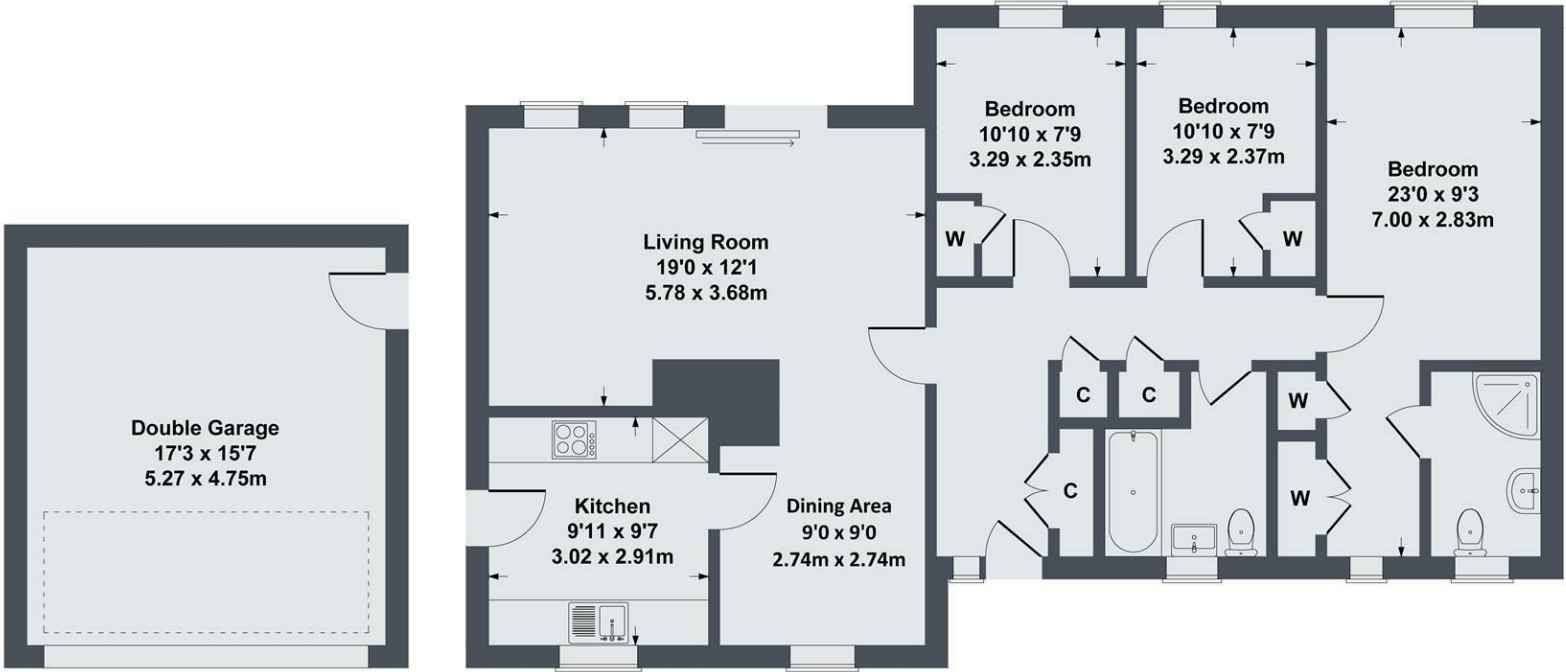
Particulars prepared and photographs taken April 2025.





# 60 Wainstones Close, Great Ayton, TS9 6LD


Approximate Gross Internal Area  
1302 sq ft - 121 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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>43</div>	<div>82</div>
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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