



53 WHEATLANDS
Great Ayton



GSC GRAYS

PROPERTY • ESTATES • LAND

53 WHEATLANDS

Great Ayton, North Yorkshire, TS9 6EB

NO UPPER CHAIN

Located in the popular Wheatlands in Great Ayton, this wonderful, extended, detached family home offers superb, open-plan living, dining and sociable kitchen breakfast areas along with the addition of a ground floor office or study.

To the first floor, there are three bedrooms, the principal enjoying views towards Captain Cook's Monument and Roseberry Topping.

Externally, there is a driveway to the front for parking and an integral garage whilst, to the rear, there are low-maintenance gardens with a patio and artificial lawn.



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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.



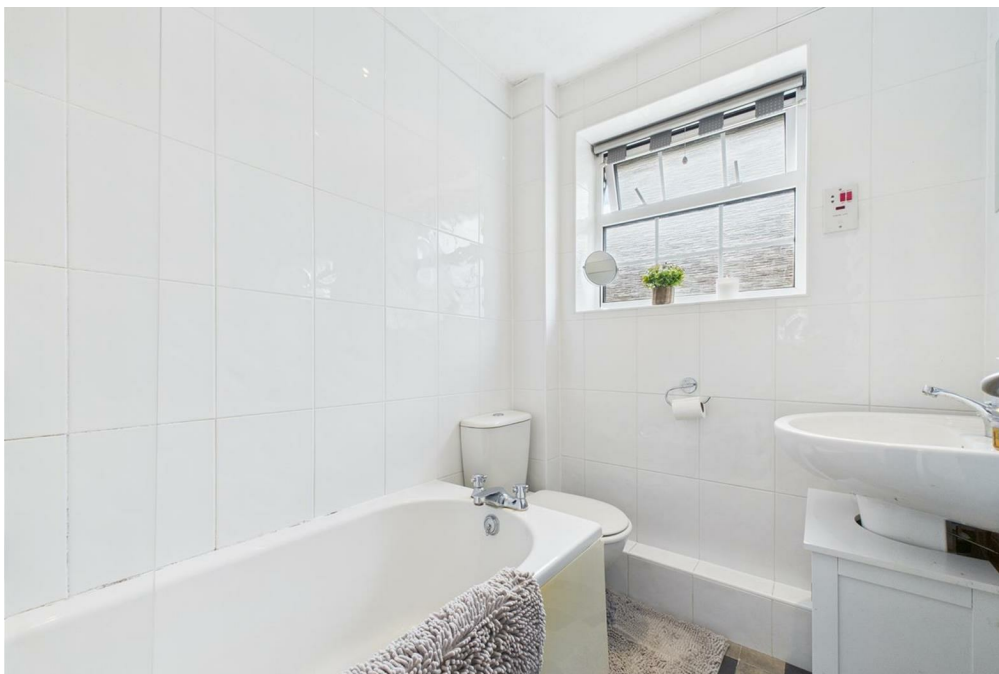


Accommodation

The entrance hall is well-lit, with a window and glass panelled doors leading into the living room and kitchen. Stairs lead up to the first floor and there is an under-stairs cloakroom/w.c.

The property has been extended to create a spacious, open-plan living, kitchen and dining area, perfect for modern family living. There is a central island with breakfast bar, plenty of room for a dining table, stylish units with glass-fronted display cupboards, space for an American-style fridge freezer, fitted oven and hob, dishwasher and a Belfast-style sink. The kitchen links through to the living room, which has a large front window to keep the light flowing in.

An archway from the kitchen leads through to the rear lobby, where there are double French doors leading out to the garden and a door to the office. The office is nicely tucked away at the rear of the property, providing a quiet space in which to work, and has a window overlooking the garden and a door to the garage.



The first floor landing has loft access, a window to the side and doors to three bedrooms and the family bathroom.

The principal bedroom is positioned at the front of the property and has a range of modern fitted wardrobes and an over-stairs storage cupboard. There are two windows offering glimpses of Captain Cook's Monument and Roseberry Topping. There are two further bedrooms, both overlooking the garden.

The family bathroom has a panelled bath with shower over and screen, low-level w.c, hand wash basin, heated towel rail and a window to the side.

Externally

To the front of the property, there is a block-paved driveway leading up to the garage. The garage has an up-and-over door with plumbing and electricity.

The low-maintenance rear garden has an area of artificial lawn, a patio, composite shed and borders.

Owners' Insight

Our vendors love the village of Great Ayton and the many walks available direct from the front door.

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 C.

Particulars and Photographs

Particulars prepared and photographs taken July 2025.

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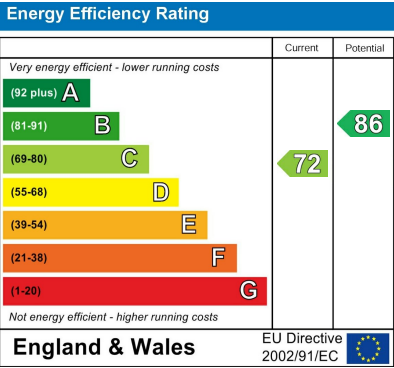
Approximate Gross Internal Area
1108 sq ft - 103 sq m



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. 2021



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