



INGLENOOK, WESTERDALE
Whitby



GSC GRAYS

PROPERTY • ESTATES • LAND

INGLENOOK, WESTERDALE

Whitby, YO21 2DT

This impeccably presented four-bedroom character cottage is set over three floors and is situated on the picturesque village of Westerdale. It has glorious walled gardens, plenty of parking, and excellent useful outbuildings to the rear and is available with no upper chain.



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Situation and Amenities

The ancient settlement of Westerdale is an ideal base from which to explore the North Yorkshire Moors. The Esk Valley Walk runs through part of the village, which has its own church, village hall, postbox and telephone box. The neighbouring village of Castleton provides further amenities including a primary school, inn, shop and cricket club. It is served by Castleton Moor Railway Station on the Esk Valley Line, which runs between Whitby and Middlesbrough.

Teesside 18 miles, Whitby 19 miles, Castleton 2.2 miles (distances are approximate).





Accommodation

The main entrance leads into a relaxed, country-style kitchen which has a tiled floor, a range of units, fitted fridge and freezer, sink and draining unit, oven and hob. There is an opening through to the living room, which is beautifully laid out with exposed beams and stonework, along with a central twin-sided fireplace with stove and a dressed stone surround, a lovely feature for both the kitchen and the living space.

From the kitchen, there is a step up to the rear lobby and hallway, with a range of storage cupboards and a door leading outside. There is access to the ground floor bathroom, which has a corner bath, pedestal hand wash basin, low-level w.c, step-in shower cubicle and heated towel rail.

The dining area has stairs up to the first floor, there are exposed timber beams, a window to the rear and a further window looking into the living room.



To the first floor, there are storage areas on the landing and doors to three bedrooms, one of which features a beautiful stone-dressed wall with a fireplace creating a perfect cottage ambiance. The second double bedroom has fitted storage cupboards, whilst the third, single bedroom enjoys a dual aspect over the gardens to the side and rear.

To the second floor, there is a Velux window enjoying views of the hills, access to eaves storage and a raised area suitable for use as a bedroom or study.

Externally

To the front of the property, there is a beautifully well-maintained garden with shrubs and borders. There is a large, dry-stone walled boundary with pillars to the front, giving wide access to a gravelled parking area, large enough for multiple vehicles. A stone pathway runs up to the front door, creating an attractive approach to the house whilst, to the side, there is a further garden, an area of hard standing and access around to the rear.

The rear garden features a patio and a range of detached, stone-built outbuildings, presented in a stables style and separated into three rooms. There is a store-room with a coal or wood store to the rear, a room with mezzanine area above and a further room with mezzanine floor, window to the side and power and light connected.

Tenure

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

Viewings

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

Local Authority

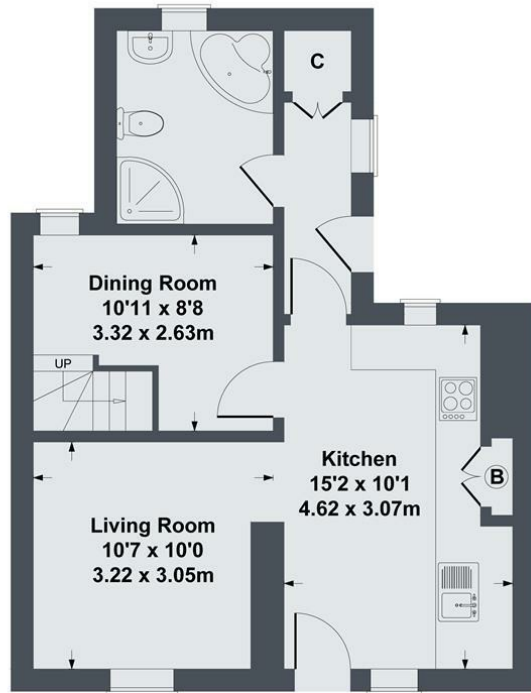
North Yorkshire Council. Council tax band F.

Particulars and Photographs

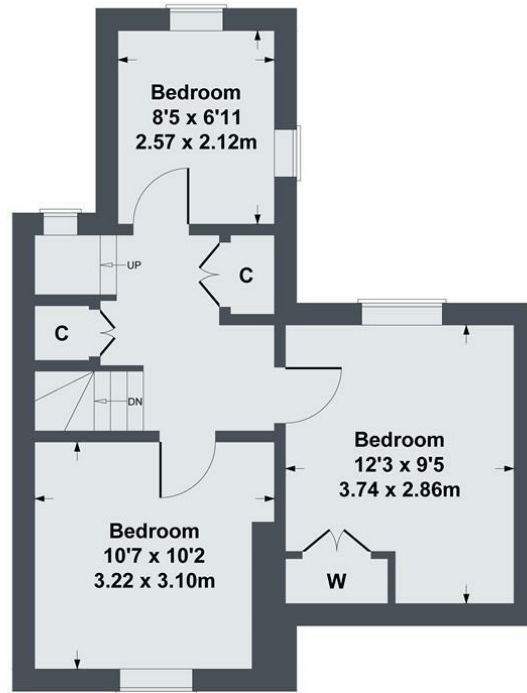
Particulars prepared and photographs taken May 2024.

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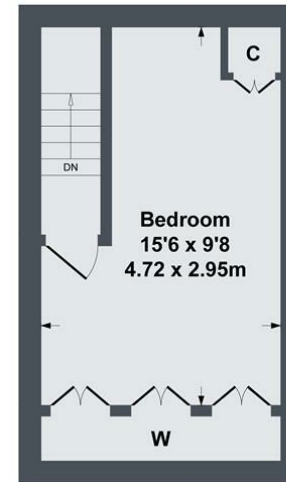
Approximate Gross Internal Area
1066 sq ft - 99 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	17	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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