



# 3 RACE TERRACE

Great Ayton, North Yorkshire TS9 6NS



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



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\*\* Two or potentially three bedrooms see our floorplan for potential further bedroom space in this large cottage in central Great Ayton \*\*

This grade II listed character cottage is set in a wonderful, tucked-away location in Great Ayton. Extended to the rear and up into the loft room to offer substantial living accommodation, the property enjoys a large, open-plan kitchen and family room along with a separate living room/ground floor bedroom.

The first floor has been reconfigured from its previous arrangement as two bedrooms, now offering one huge bedroom and a large bathroom. There is a fantastic loft room with Velux windows, suitable for a variety of uses.

Externally, there is a small gravelled space to the front with a hedged boundary and a yard to the rear with a seating area.



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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 front door leads into the entrance hallway, where there are stairs to the first floor and access to the ground floor cloakroom/w.c. A door leads through to the living room or ground floor bedroom, which has a window to the front and a fireplace with a tiled hearth and storage cupboards to either side. Also accessed from the main hall, the open-plan family room, kitchen and dining room is a lovely, large space. The family area has an unused fireplace with storage drawers and shelving whilst the kitchen benefits from a range of floor and wall-mounted units, a built-in double oven with gas hob over, plumbing for a washing machine, stainless steel sink and draining unit, space for a fridge and a door leading out to the rear yard.

The first floor landing has a window to the rear, an under-stairs wardrobe area and doors to the master bedroom and bathroom. The master bedroom was formerly two bedrooms but has been converted into one large room with windows to the front and side, along with an unused fireplace with storage cupboards to either side. The large bathroom features a free-standing bath with shower over and screen, a low-level w.c and a pedestal hand wash basin.

From the landing, there are stairs leading up to the loft room, which has exposed beams, a Velux window, radiator and eaves storage.

### Externally

To the front of the property, there is a small area of gravel with a hedged boundary and path leading up to the front door. The rear yard has flagged paving and wall boundary with a bin storage area.

### 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.

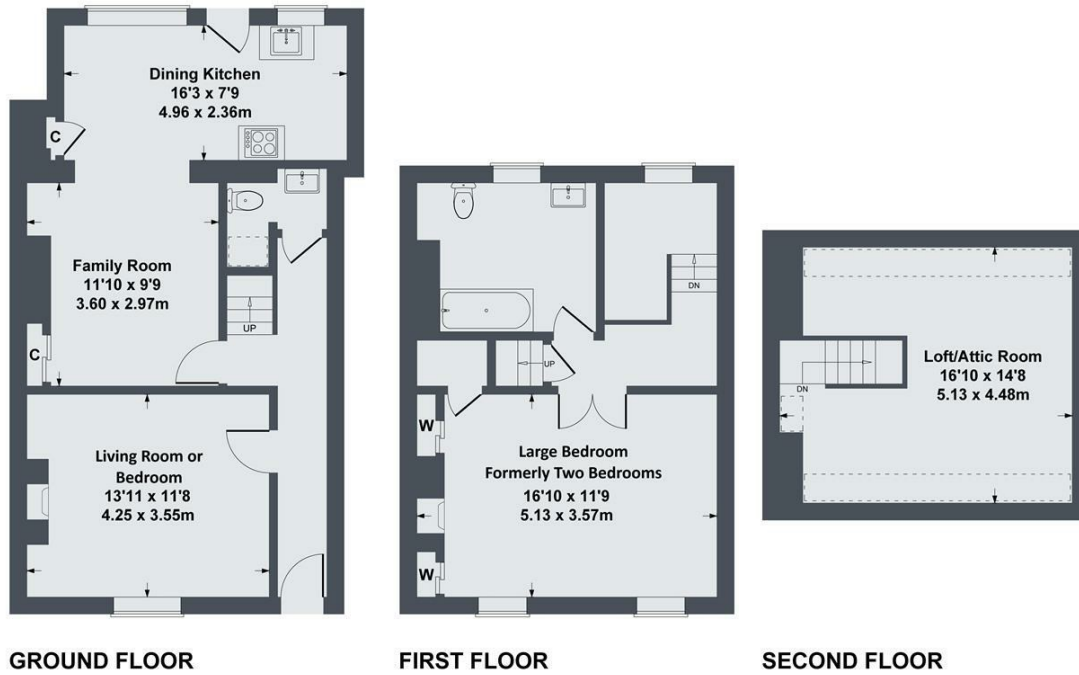
### Particulars and Photographs

Particulars prepared and photographs taken July 2024.



### 3, Race Terrace Great Ayton, North Yorkshire, TS9 6NS

Approximate Gross Internal Area  
1227 sq ft - 114 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



#### Disclaimer Notice

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