



May Cottage 8 Castlegate, East Ayton, Scarborough YO13
Offers Over £290,000

CPH
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- FAR REACHING OPEN PASTURE & CASTLE VIEWS
- AMPLE PARKING & DETACHED GARAGE
- FRONT & REAR GARDENS + PRIVATE COURTYARD
- DOUBLE GLAZING & GAS CENTRAL HEATING
- SOUGHT AFTER EAST AYTON VILLAGE LOCATION

An idyllically located Grade II Listed period property which combines spacious character accommodation, beautiful gardens front and rear with superb views, detached garage and parking for up to two vehicles, located within an especially well served village.

May Cottage occupies a beautiful position a stones throw away from the banks of the River Derwent with views across open pasture towards the ruins of Ayton Castle.

In brief: entrance porch, A charmingly characterful living room with superb views across the garden and towards the Castle, Dining room with fitted log burner and farmhouse kitchen with bespoke units and integrated appliances. To the rear of the kitchen the property also benefits from further cloak room and downstairs w/c.

Upstairs is a main master bedroom with the same stunning views as that of the living and dining room, Two further double bedrooms and a well equipped four-piece bathroom.

The property is set well back from the road, quietly situated, yet only a short stroll from the village main street. There is ample off street parking and a detached garage which benefits from power and light. Externally the property also features a utility/workshop, rear paved courtyard and front and rear gardens with separate potting/storage shed.

The property also benefits from having both sash and upvc double glazing, gas central heating and has been re-roofed approximately one year ago.

The property is well located in the popular village of East Ayton to the west of Scarborough. The village has a wealth amenities including a popular, highly regarded primary school, convenience store/fuel station and post office, as well as a library, public house and fish restaurant. The location also provides excellent access to transport links including the A64 (York) A170 Pickering and is also near a regular bus route into Scarborough.

Early viewing is highly recommended. To arrange a viewing, please contact CPH today on 01723 352235





ACCOMODATION

GROUND FLOOR

Entry
2'3" x 3'1" max

Living Room
13'10" x 10'9" max

Dining Room
14'0" x 10'2" max

Kitchen
7'10" x 15'10" max

W/C
4'11" x 4'3" max

FIRST FLOOR

Bedroom 1
13'11" x 10'11" max

Bedroom 2
11'3" x 11'0" max

Bedroom 3
7'9" x 11'1" max

Bathroom
7'11" x 6'6" max

Externally

To the front of the property lies a well presented garden laid mainly to lawn with scenic views across the wolds and towards the historic pele tower castle. To the rear of the property lies a private enclosed rear courtyard which features an external workshop/utility room with sink, plumbing and power. Beyond this the property also benefits from a private drive and parking space, a detached garage which also has power and a rear cottage garden with storage/potting shed.

Details Prepares
AB180124



Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	53
Potential	86

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
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