

Stoneleigh, Egton, North Yorkshire

Guide Price **£395,000**

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Set back from the road with a lawned frontage and off-street parking, the property immediately presents a welcoming first impression, complemented by its attractive stone elevations and traditional character.

Internally, the accommodation is both spacious and well-balanced. The heart of the home is a well-appointed kitchen, offering an abundance of storage and workspace, alongside ample room for dining or informal family living. A separate utility room adds practicality, while the adjoining garage provides further storage or potential for conversion, subject to the necessary consents.

The main living room is a standout feature, a generous, light-filled space centred around a charming stone fireplace with a multi-fuel stove, creating a cosy focal point. Dual aspect windows enhance the sense of space and light, making this an ideal room for both relaxing and entertaining. A second reception room offers flexibility, perfect as a snug, playroom or home office.

To the first floor, the property continues to impress with well-proportioned bedrooms, all enjoying a pleasant outlook. The principal bedroom is particularly spacious, while the additional bedrooms are ideal for family living or guests. A family bathroom and separate shower room cater well to modern day needs, and a further office/study provides an excellent work-from-home solution.

Outside, the property benefits from a private setting within this desirable village, known for its strong community, local amenities, and excellent access to Whitby and the surrounding North York Moors.

This is a superb opportunity to acquire a generously sized home with scope to personalise, in a picturesque and well-connected village location, ideal for growing families or those seeking a lifestyle move to the coast and countryside.

Tenure: Freehold





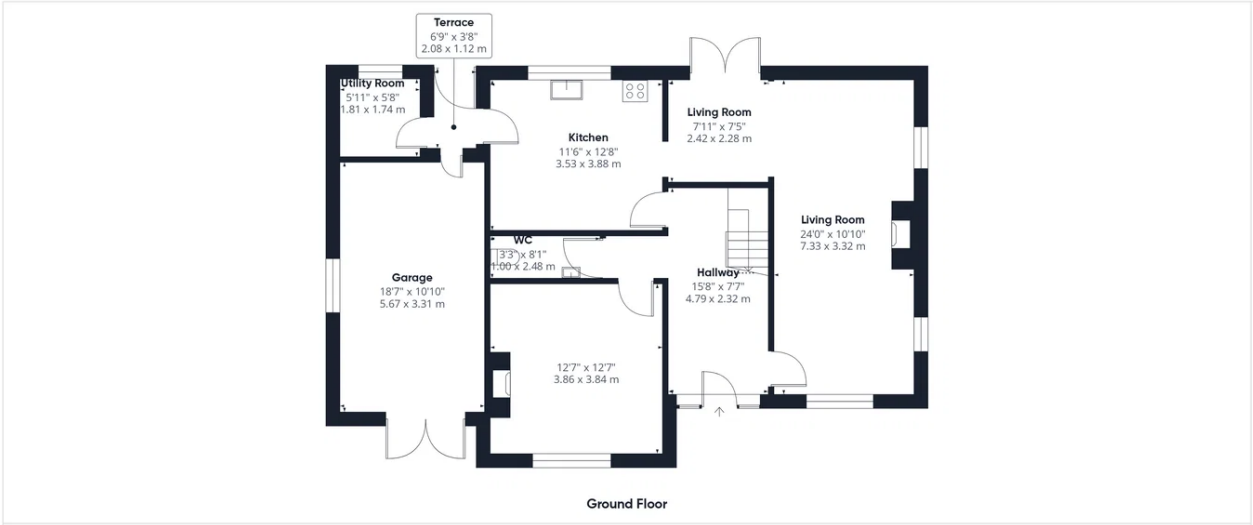














Approximate total area(1)

1733 ft²

161 m²

Balconies and terraces

25 ft²

2.3 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

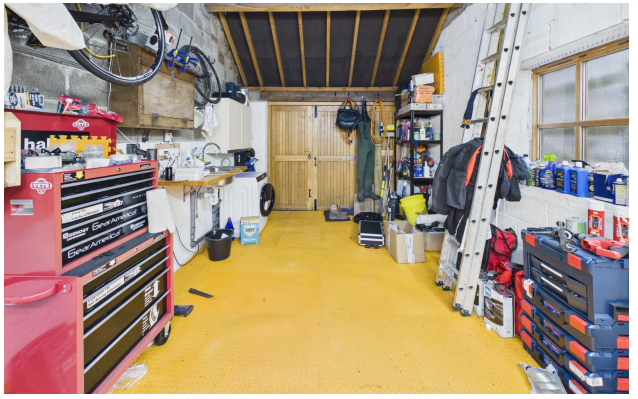
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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