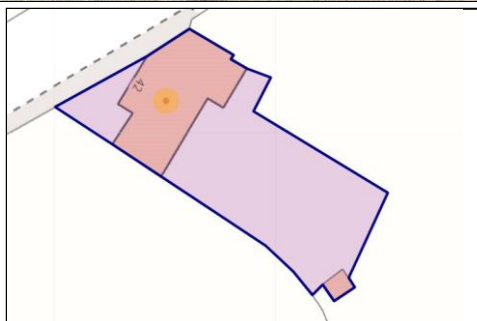


PIPERS COTTAGE, 42 CHURCH STREET, CASTLETON, WHITBY, YO21 2EJ



- ▲ Unique Detached Sandstone Cottage
- ▲ Three Spacious Bedrooms
- ▲ Stunning Views Across the North York Moors
- ▲ Large Private Rear Garden
- ▲ Desirable Village Location on Church Street
- ▲ Spacious and Versatile Accommodation
- ▲ Situated Within the North York Moors National Park
- ▲ Ideal Family Home or Countryside Retreat
- ▲ Easy Access to Local Amenities and Countryside Walks
- ▲ Rare Opportunity in a Highly Sought-After Location

Offers Over £290,000

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Nestled in the heart of the picturesque village of Castleton and enjoying breathtaking views across the North York Moors, Pipers Cottage is a truly unique detached sandstone residence bursting with charm, character and original features throughout.

This delightful three-bedroom home offers an abundance of period character, with traditional features that perfectly complement its idyllic countryside setting. The accommodation provides well-proportioned living space, ideal for families, those seeking a rural retreat, or buyers looking for a home full of personality and history.

The property enjoys a generous rear garden, offering a wonderful space for outdoor entertaining, gardening enthusiasts, or simply relaxing whilst taking in the stunning surrounding scenery. The elevated views towards the North York Moors create a spectacular backdrop that changes beautifully with the seasons.

Situated on historic Church Street, within one of the most sought-after villages in the North York Moors National Park, residents can enjoy easy access to local amenities, countryside walks, and excellent transport links to nearby market towns and the Yorkshire coast.

Rarely do character properties of this nature become available, and an early viewing is highly recommended to fully appreciate everything Pipers Cottage has to offer.

BASEMENT

BASEMENT - 3.07m x 2.59m (10'1" x 8'6")

GROUND FLOOR

HALLWAY - 0.99m x 3.94m (3'3" x 12'11")

KITCHEN - 2.77m x 5.13m (9'1" x 16'10")

LIVING ROOM - 3.73m x 5.94m (12'3" x 19'6")

STUDY - 1.73m x 2.92m (5'8" x 9'7")

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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PIPERS COTTAGE, YO21 2EJ

BATHROOM - 1.70m x 2.72m (5'7" x 8'11")

FIRST FLOOR

LANDING - 1.27m x 0.76m (4'2" x 2'6")

BATHROOM - 2.08m x 2.74m (6'10" x 9')

BEDROOM ONE - 2.62m x 5.87m (8'7" x 19'3")

BEDROOM TWO - 5.03m x 4.14m (16'6" x 13'7")

SECOND FLOOR

ATTIC ROOM - 3.68m x 3.76m (12'1" x 12'4")

UTILITY ROOM - 1.02m x 3.78m (3'4" x 12'5")

EXTERNALLY

GARAGE - 2.64m x 5.31m (8'8" x 17'5")

The garage was previously used as a bedroom, but the door could be taken away easily and reverted to a garage.

Mains Utilities

Oil Central Heating/Solid Fuel Aga

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - JS/LS/GBH260011/03062026

Council Tax Band: E

Tenure: Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



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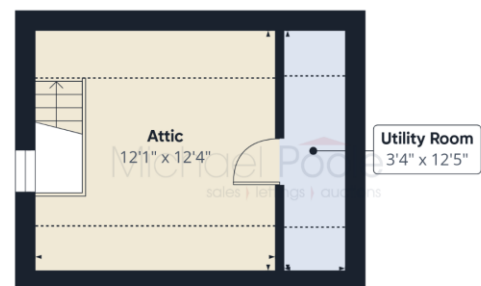
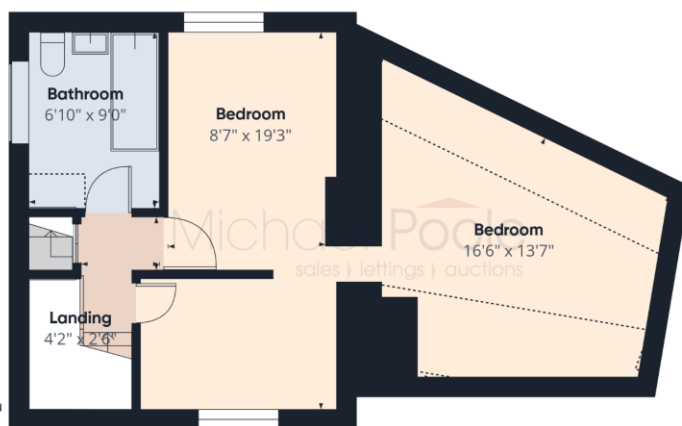


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Floor 1



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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