

# COW CLOSE LANE, MOORSHOLM, SALTBURN-BY-THE-SEA, TS12 3JE



- ▲ Rare opportunity to acquire a modern 3/4-bedroom detached rural home
- ▲ Completed in 2022; one of five properties within a thoughtfully designed farmyard-style development
- ▲ Large double garage and carport with additional off-road parking
- ▲ Stunning open-plan kitchen and dining area
- ▲ Spacious living room plus separate snug with log-burning stove
- ▲ Flexible ground-floor room suitable as a fourth bedroom with en-suite
- ▲ Three generous first-floor bedrooms
- ▲ Principal bedroom with large en-suite bathroom
- ▲ Beautiful open views towards the North York Moors National Park
- ▲ Substantial private rear garden
- ▲ Additional one-acre paddock, ideal for horticultural use
- ▲ Gravel track access to paddock via the carport
- ▲ Peaceful village location in Moorsholm
- ▲ Excellent access to Whitby, Guisborough and nearby coastal towns

**£685,000**

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A rare opportunity to acquire an exceptional 3/4-bedroom detached family home, offering a large double garage, carport, generous private gardens and an additional one-acre paddock to the rear.

Originally forming part of a collection of farm buildings, the site was thoughtfully redeveloped by Archer Construction between 2021 and 2022. Designed to reflect the character and charm of a traditional mid-19th-century farmyard, the development incorporates locally sourced materials and careful architectural detailing throughout. No. 3 Cow Close Lane was occupied by the current owners in November 2022 and benefits from a distinct sense of individuality, despite the cohesive design shared across the development.

The property boasts an impressive and versatile ground-floor layout, centred around a stunning open-plan kitchen and dining area, complemented by a spacious living room and a separate snug featuring a log-burning stove. A further room on the ground floor provides flexibility for use as a fourth bedroom or home office, depending on individual needs.

To the first floor are three generously proportioned bedrooms, including a principal bedroom with a large en-suite, alongside a modern family bathroom. All bedrooms enjoy beautiful open views across the surrounding countryside towards the North York Moors National Park.

Externally, the property benefits from a substantial and private rear garden. In addition, the successful purchaser will acquire an adjoining one-acre paddock, accessed via a gravel track running from the front elevation through the carport and beyond the rear garden—ideal for horticultural use.

Situated within the peaceful village of Moorsholm, the property enjoys a truly idyllic rural setting while remaining well connected. The North York Moors National Park lies on the doorstep, with easy access to the A171 providing direct routes to Whitby and Guisborough. The popular coastal town of Saltburn-by-the-Sea and a range of other local attractions are also just a short drive away.

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

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# COW CLOSE LANE, TS12 3JE

## GROUND FLOOR

HALLWAY - 1.8m x 4.4m (5'11" x 14'5")

BEDROOM/OFFICE - 3.63m x 2.4m (11'11" x 7'10")

SHOWER ROOM - 1.22m x 2.41m (4' x 7'11")

FAMILY ROOM - 4.93m x 3.8m (16'2" x 12'6")

KITCHEN & DINING AREA - 4.83m x 6.3m (15'10" x 20'8")

UTILITY ROOM - 1.7m x 2.06m (5'7" x 6'9")

WC - 1.47m x 1.37m (4'10" x 4'6")

LIVING ROOM - 4.85m x 5.33m (15'11" x 17'6")

## FIRST FLOOR

LANDING - 4.47m x 1.14m (14'8" x 3'9")

MASTER BEDROOM - 6.68m x 2.8m (21'11" x 9'2")

EN-SUITE - 1.22m x 3.45m (4' x 11'4")

BEDROOM TWO - 4.95m x 2.44m (16'3" x 8')

BEDROOM THREE - 3.78m x 2.41m (12'5" x 7'11")

FAMILY BATHROOM - 2.06m x 2.13m (6'9" x 7')

## EXTERNALLY

### CAR PORT

With EV charging point.

DOUBLE GARAGE - 5.36m x 6.2m (17'7" x 20'4")

Central Heating via Air Source Heat Pump

No Known Flooding Risk

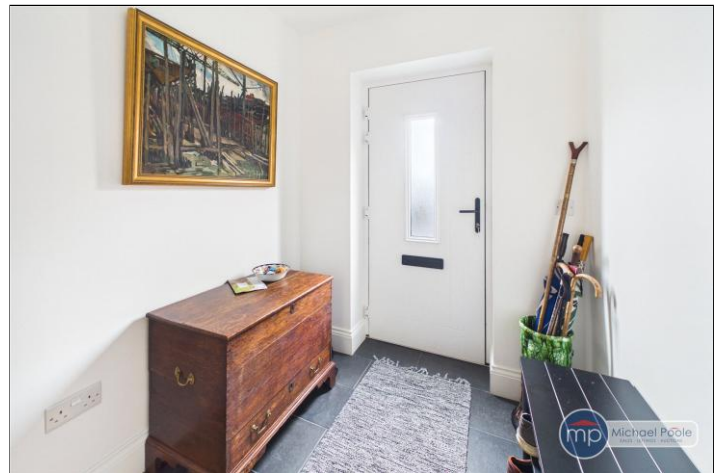
No Known Rights of Way

Council Tax Band: F

Tenure: Freehold



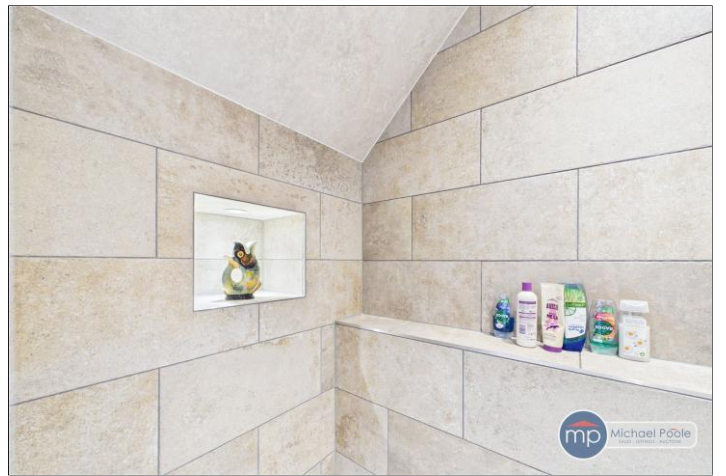
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Floor 0



Floor 1

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