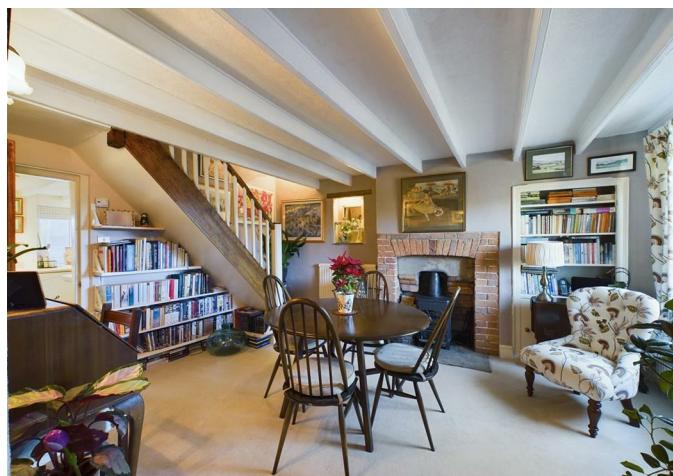




May Cottage 8 Castlegate, East Ayton, Scarborough YO13  
Offers Over £290,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- 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 Prepared  
AB180124

**Interested? Get in touch:**

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