



01947 601301

136 COACH ROAD,  
SLEIGHTS

2 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK





## PROPERTY FEATURES

- Attractive Stone Cottage with Garden
- Reception Room & Separate Kitchen
- 2 Bedrooms & Upstairs Bathroom
- Gas Central Heating & Double-Glazing
- Cottage Garden with potential to create parking
- Close to Village Amenities including Shops, Pub & GP Surgery
- NYM National Park & Coast on its doorstep

Type: **COTTAGE**  
Availability: **FOR SALE**  
Bedrooms: **2**  
Bathrooms: **1**  
Reception Rooms: **1**  
Outside Space: **GARDEN**

01947 601301

[www.hopeandbraimstateagents.co.uk](http://www.hopeandbraimstateagents.co.uk)



136 COACH ROAD, SLEIGHTS - 2 bed Cottage - £235,000





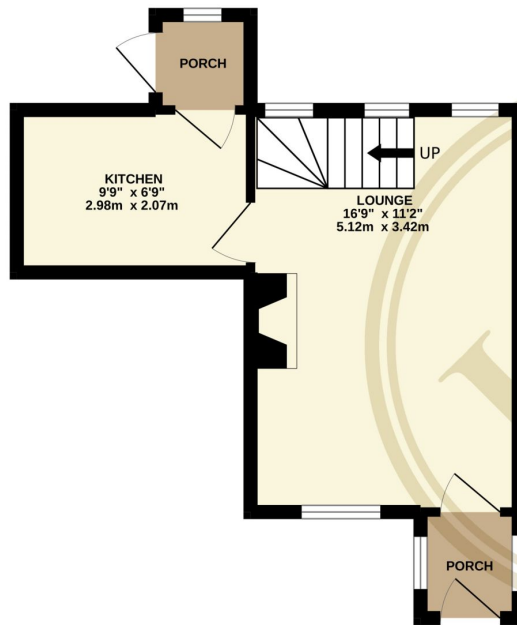
Dating from the 1600s and formerly known as Tinley Row are four stone cottages with pantile roofs and pretty gardens that were believed to have been built for farm labourers that worked the land owned by Sleights Hall, which is located opposite. Number 136 is one of the middle cottages and has an attractive stone façade with a pitched-roofed porch and a cottage garden to the front. Inside the cottage has a good-sized reception room that has a beamed ceiling and an original salt store built in the fireplace recess. Off the reception room is a small kitchen with fitted cabinets and a rear porch leads out to the rear yard that has a useful outbuilding. The stairs lead up from the ground floor to a landing that has built-in cupboards and a window that looks out across the Esk Valley. There are two bedrooms, one larger than the other, both doubles, and a bathroom with a three-piece suite. The property has been very well-maintained throughout and benefits from having gas central heating and double-glazing. Outside there is a charming garden with a lawn and planted borders, that also offers the potential to create off-street parking, like neighbouring properties. Located on the main road through the village, the cottage is close to the local amenities, including Shops, Village Pub, GP surgery and Village Hall, plus excellent transport links to the coast. We feel this cottage would be equally suited for permanent residence or as a holiday home with the Moors and Coast on its doorstep.



136 COACH ROAD, SLEIGHTS - 2 bed Cottage - £235,000



GROUND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

