



01947 601301

## POST OFFICE COTTAGE, HINDERWELL

4 BED COTTAGE



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## PROPERTY FEATURES

- Terraced Cottage with a South-Facing Garden
- Open Plan Living with 4 Reception Rooms
- Modern Galley Kitchen with Integrated Appliances
- Study, Utility Room & Downstairs Bathroom
- 4 Bedrooms & 2 Upstairs Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Conservatory & Large Garden with a Patio
- Double Garage & Off-Street Parking to the Rear

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **3**

Reception Rooms: **4**

Parking: **DOUBLE GARAGE**

Outside Space: **SOUTH FACING GARDEN**

Tenure: **FREEHOLD**

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POST OFFICE COTTAGE, HINDERWELL- 4 bed Cottage -£335,000





Occupying a prominent High Street position in the charming village of Hinderwell, this deceptively spacious terraced cottage offers flexible family accommodation with fascinating heritage as the former village post office. Thoughtfully converted to create one substantial home, the property retains two separate staircases, presenting intriguing possibilities for those seeking multi-generational living or investment potential through conversion back to two dwellings, subject to necessary consents. The generously proportioned ground floor provides exceptional versatility with four reception rooms flowing through the property, complemented by open plan living spaces that suit contemporary family life. A modern galley kitchen features integrated appliances for seamless functionality, whilst the practical utility room and downstairs bathroom add everyday convenience. The dedicated study provides the perfect work-from-home solution, whilst the conservatory creates a delightful garden room overlooking the south-facing outdoor space. Upstairs, four well-proportioned bedrooms accommodate family and guests with ease, served by two bathrooms ensuring morning routines run smoothly. Gas central heating and double-glazing throughout guarantee year-round comfort and efficiency. The south-facing garden represents a particular highlight, offering a private outdoor sanctuary with patio areas ideal for alfresco dining and established borders providing seasonal colour. To the rear, off-street parking and a double garage deliver secure storage and convenience increasingly rare in village centre locations. Hinderwell provides an excellent coastal village lifestyle with local amenities including a primary school, public house, and village store. The dramatic Heritage Coast lies nearby, whilst the market town of Whitby sits approximately four miles distant. The North York Moors National Park surrounds the village, offering endless opportunities for countryside exploration, making this a wonderful base for those seeking the perfect blend of coastal and moorland living.



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Floor 0

Floor 1

Approximate total area<sup>(1)</sup>

2010 ft<sup>2</sup>

Reduced headroom

38 ft<sup>2</sup>

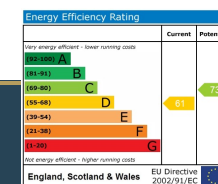
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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