



HEWETSON & JOHNSON

A wonderful home offering extensive and flexible accommodation with a fabulous garden

Woodbine Cottage, 22 Main Street, East Ayton, YO13 9HJ





Woodbine Cottage is a beguiling home offering enormous potential, with a big garden running to the edge of The River Derwent. Attached to the garage is a former office that could be restored, ideal for those who work from home.

Ben Pridden



- Reception hall
- Dining room
- Study
- 4 bedrooms and 2 bathrooms, one en suite
- Outbuildings including a garage, workshop and former office
- Sitting room
- Garden room
- Kitchen and utility
- Garden
- Off-street parking

Location

East Ayton is a rural village on the fringes of the North York Moors National Park close to Scarborough (c.5 miles) on the banks of The River Derwent. There is a petrol station with a Spar and Post Office in the village and a primary school ("Good" Ofsted 2024). The nearest pub is a short walk across The Derwent in West Ayton.

Scarborough has a long history, with signs of both Viking and Roman occupation. It became a "spa town" in the 17th century and with the birth of the railways grew into a popular destination for holiday makers. In addition to supermarkets there are good local shops and restaurants. The train station provides regular services across the country to Manchester. As well as primary and secondary schools it is home to Scarborough College, a private school that takes children from the age of three through to A Levels.

The House and Garden

Woodbine Cottage is a substantial village house with a significant outbuilding that includes the garage, that could be converted to a number of alternative uses subject to any necessary consents. The accommodation offers extensive reception rooms that lend themselves to entertaining and family life. The dining room has exposed beams and a fireplace and is well located for the kitchen. The sitting room is an attractive room full of character with a timber beam and fire place, overlooking the garden; adjacent is the splendid garden room that opens onto a generous terrace. There is also a useful study.

Currently the house has two ground floor bedrooms sharing a wet room, and two further first floor bedrooms. The master is located on the first floor and has a dressing area overlooking the garden, built in cupboards and an en suite bathroom.

The garden has a large paved terrace and long lawn down to The Derwent. There is a summer house tucked away by the river that could be replaced or refurbished.

Services

Mains water, electricity, gas and drainage.

Connectivity

Ultrafast broadband is available in the area (Ofsted). Mobile reception is variable to good (Ofcom).

Council Tax

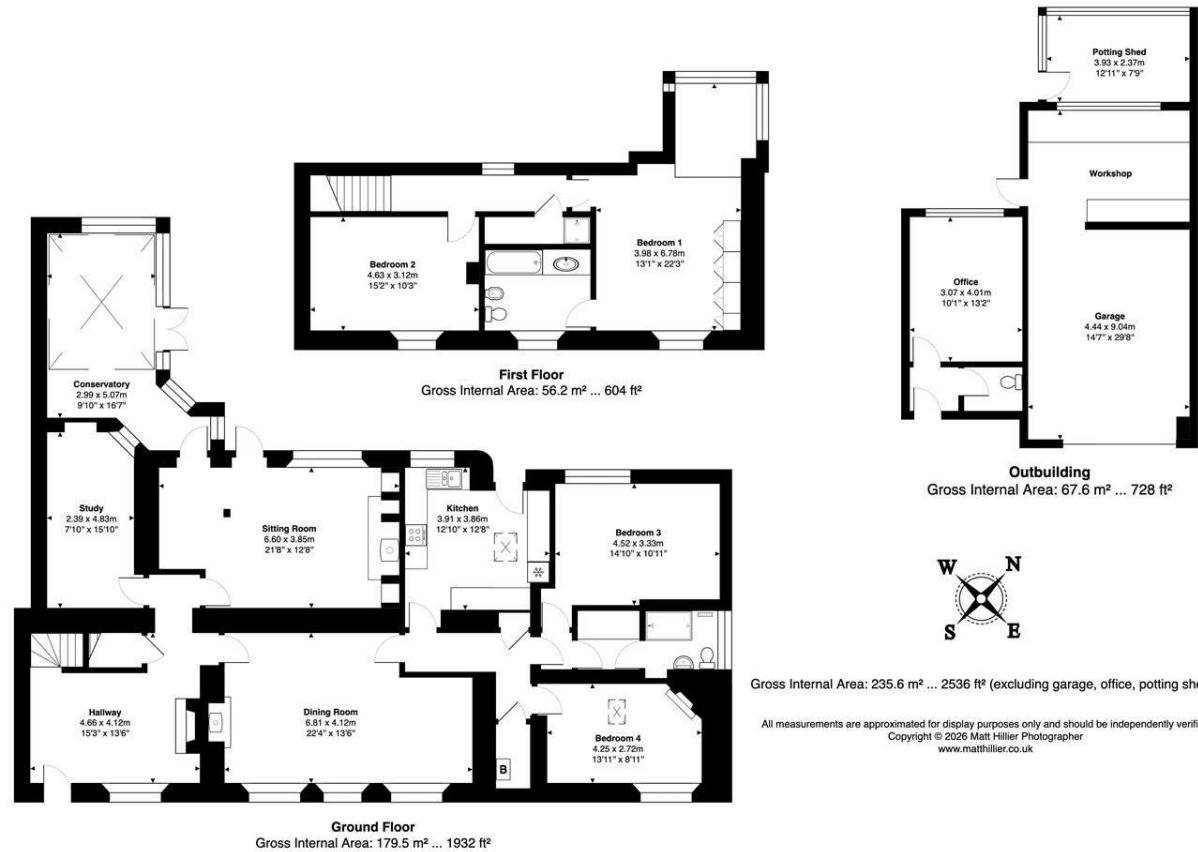
Band E, payable to North Yorkshire Council.







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Gross Internal Area: 235.6 m² ... 2536 ft² (excluding garage, office, potting shed)

All measurements are approximated for display purposes only and should be independently verified
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Minimum
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		7.5	
			EU Directive 2002/91/EC

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