



## The Old Watchmakers Shop, 2, Corner Cottages | Cropton, YO18 8HH

The Old Watchmakers Shop, 2 Corner Cottage is delightful Grade II listed cottage set in the picturesque village of Cropton within the North York Moors National Park. The village offers a traditional village Inn, church and active community village hall together with an abundance of walks and trails which are available to explore leading to through the beautiful forestry and moors. The property dates back to the late 18th century and offers a wealth of charm and character. There are pretty cottage gardens to front together with a good size rear garden and parking. The accommodation comprises, sitting room, dining kitchen, lobby and bathroom to the ground floor. The bedroom is on the first floor with views over the charming cottage garden to the front. \*The title deeds would need to be split from the adjoining cottage and any relevant easements granted.\*  
The cottage is being offered with no onward chain.



**Guide Price £200,000**

# The Old Watchmakers shop, 2, Corner Cottages | Cropton.



## Accommodation Comprises

### Canopy Porch (handmade with local oak)

Leads to entrance door giving access to sitting room.

### Sitting Room

11'9" x 14'3" (3.58m x 4.34m)

With feature fireplace having stone surround, tiled hearth, stone inset, wood burning stove, exposed timbers to ceiling, understairs storage cupboard, windows to the front and side elevations, window seat, central heating radiator, laminate flooring, additional built in cupboard, latch door to staircase and dining kitchen.



### Dining Kitchen

12'3" x 7'1" (3.73m x 2.16m)

Comprising single drainer sink unit with mixer tap over and set within granite work surfaces with matching splash backs, wall and base units incorporating drawer compartments, space for slimline dishwasher and undercounter fridge, central heating radiator, spot lighting to ceiling, four ring hob with extractor canopy over, decorative glass splash back and built in oven. Window to the rear elevation, door to outside, door to lobby.

### Lobby

Built in airing cupboard housing hot water cylinder, door to bathroom. Electric boiler which runs the radiators.



## Bathroom

Comprising panelled bath, shower attachment and shower unit, complementary wall tiling, pedestal wash hand basin and low flush w.c., laminate flooring, shaver point, chrome ladder style heated towel rail, window to the rear elevation and tiled window sill.

## First Floor

Stairs to Bedroom.

## Bedroom

12' x 14'4" (3.66m x 4.37m)

With wood panelling to the ceiling, windows to the front and side elevations, central heating radiator, good sized built in cupboard with hanging space.

## Outside

Attractive cottage style garden to the front with lawn and well stocked flower and shrub borders. To the rear there is a lawned garden area. Parking.

## Services

Mains electricity and water, shared septic tank drainage with adjoining 1 Corner Cottages.

Electric central heating.

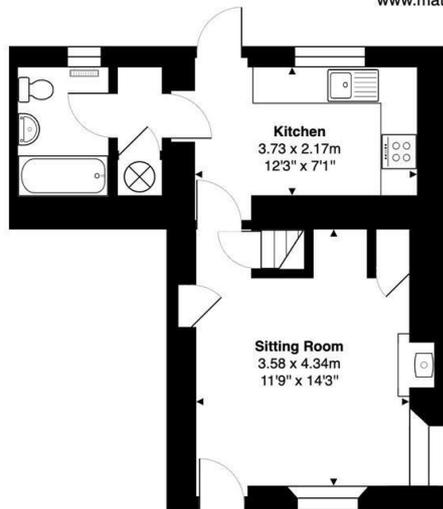


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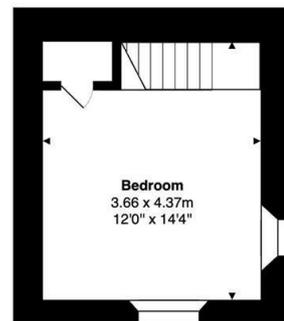
## The Old Watchmaker's Shop

Gross Internal Area: 47.2m<sup>2</sup> ... 508ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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Ground Floor



First Floor

### VIEWING

Strictly by appointment with the agents.

### COUNCIL TAX BAND

B

### ENERGY PERFORMANCE RATING

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

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