



7 Arncliffe View, Egton, Whitby, YO21

**Guide Price £325,000**

**hendersons.**  
estate agents





*Tucked away in one of the North York Moors' most picturesque villages, this beautiful stone-built cottage is a rare find — full of character, charm and those sweeping moorland views that never fail to impress.*







# Key Features

---

- Beautiful Stone Built Terraced Cottage Found In The Heart of Egton Village
- Quality Stylish Interiors
- Charming Original Features & Exposed Stone
- Feature Fireplace with Log Burner
- Stunning Views
- Exceptionally Well Established Holiday Let
- Very Well Maintained
- Contents Available As Part Of A Separate Negotiation.















Currently run as a highly successful holiday let, with forward bookings already in place, Egton Cottage is a true turnkey opportunity for anyone looking to step into a ready-made investment — but just as easily, it could become the dreamiest of permanent homes.

Set over three floors, the cottage blends classic country style with tasteful, contemporary touches. From the cosy lounge with its wood-burning stove to the flagstone-floored kitchen with bespoke farmhouse style cabinetry and quaint garden views, every space has been thoughtfully styled to feel both welcoming and timeless. The kitchen adds a real depth to the ground floor, opening out to the garden and drawing in natural light — a lovely place to gather, cook and enjoy the setting. It's well-equipped too, with a large ceramic hob and electric oven, ideal for everything from simple suppers to family-style feasts. The property is heated via modern economic electric heaters, with the wood-burner providing a cosy boost on chillier evenings. There's also a useful ground floor W.C., tucked neatly off the hallway for convenience.

Upstairs, there are two bedrooms — an easy double and a charming top-floor master with seagrass flooring and exposed brickwork — both served by a more than adequate house bathroom, complete with freestanding slipper bath and large separate shower.

Outside, the rear garden is a true delight. With a lawn and patio area that look out across open moorland, it's the perfect spot for lazy summer lunches or letting little ones run wild. You will also happen upon a small outbuilding, currently utilised as storage.

Whether you're dreaming of village life full-time or a countryside bolthole that more than pays its way, this one ticks all the boxes.













