

RUNNERS POST

**RUSWARP, WHITBY
NORTH YORKSHIRE
YO21 1RP**



Guide Price £625,000

Runners Post, Ruswarp, North Yorkshire

Runners Post, is nestled in an idyllic setting along the picturesque banks of the River Esk, this property offers a quintessential views, where you can delight in the sight of the 'North Yorkshire Railways' steam trains passing by and the rowing boats dreamily ambling along.

This beautiful property offers the charm of a traditional 2-bedroom cottage with the added bonus of a 1-bedroom annexe, giving the new owners the much sought after option of multi generational living if needed.

Upon entering the property via the gorgeously lit sunroom, that offers panoramic views over the river, a beautiful open plan kitchen and breakfast area awaits. The stylish well thought out kitchen with integrated appliances is modern and has contrasting marbled counter tops complementing the soft blue hues of the kitchen cabinetry. The breakfast room offers serene views of the rear gardens and river, whilst a useful utility room provides practicality. To the annexe there is a generous double bedroom and an ensuite bathroom. Currently the reception room here serves as an inspiring art studio and home office, again overlooking the river.

The main cottage has a traditional lounge space with feature fire place and doors that open out into that lovely sunroom, maximising options on those warm, summer days. There is also a formal dining room, beautifully decorated with plenty of space for entertaining.

Upstairs, the first floor hosts two spacious double bedrooms with built in cupboards and a tiled house bathroom with three piece suite and shower over the bath.

Externally the property offers delightful landscaped gardens, including patios, flower borders, stone pathways, lawns, and mature trees. The annexe enjoys its own private patio area. Parking is abundant with a large gravelled area and a double garage with lighting and power, perfect for use as a workshop.

A log cabin and hot tub also feature to this amazing outside space, it really is the garden of dreams. There is currently planning permission for two shepherd's huts in the garden. The versatile layout of this property lends itself to various possibilities.

Situated in the highly desirable village of Briggswath, just 3.5 miles from Whitby, amenities including a garden centre with tearooms, local shops, doctor's surgery, and recreational facilities are within easy reach. Excellent road connections provide accessibility to major cities and the stunning landscapes of the Yorkshire Coast and North Yorkshire Moors National Parks.

Envision relaxation amidst the very pretty gardens of this truly unique property, with captivating views of the river and beyond...

A closer inspection is highly recommended to fully appreciate the charm and versatility that this exceptional property offers. Call a friendly member of the team at Hendersons today to book your viewing appointment.



Gallery

RUNNERS POST



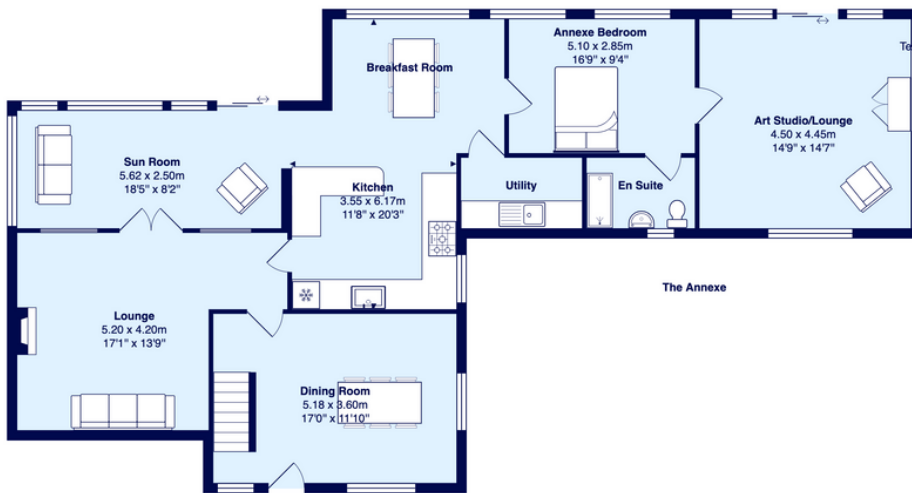
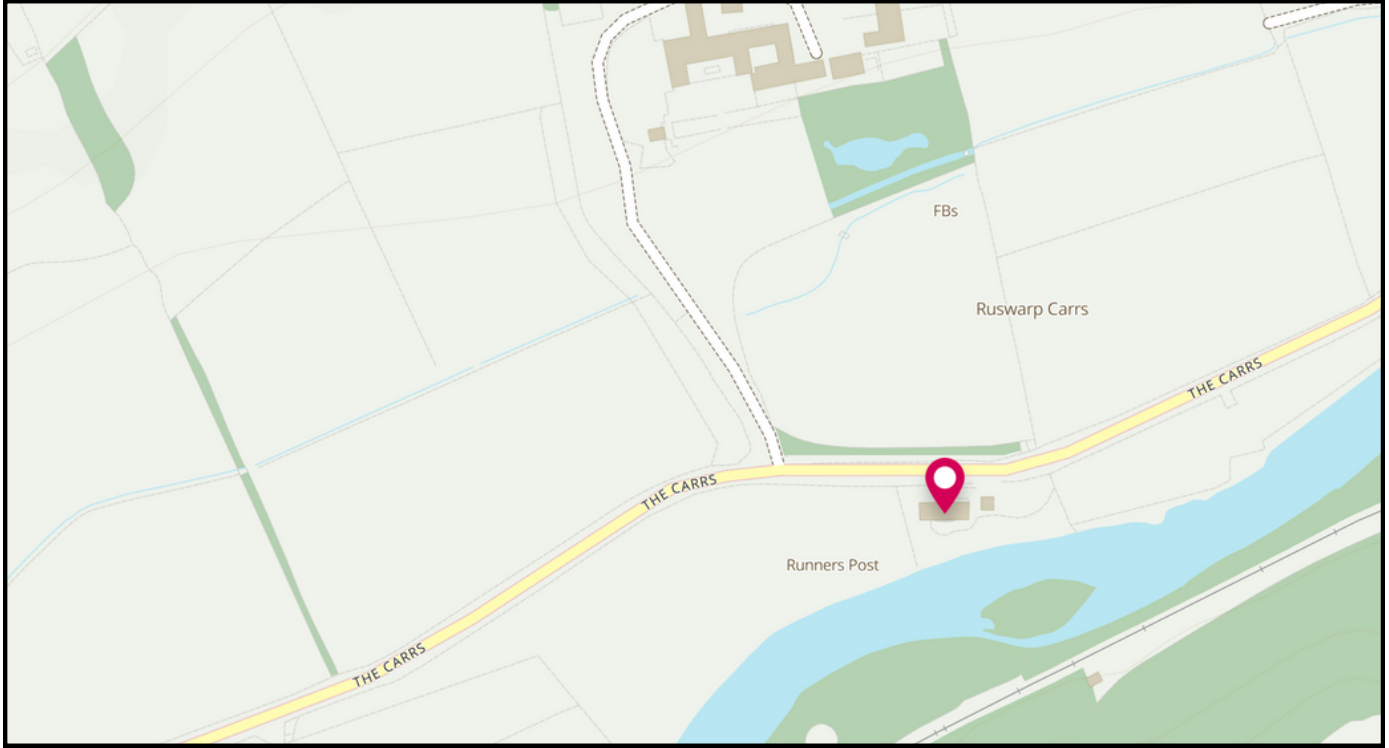




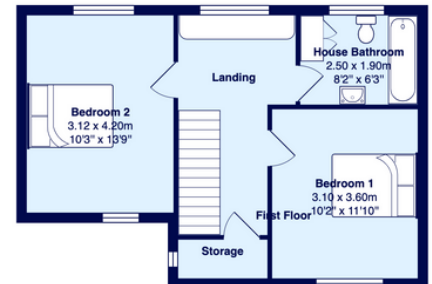


Floorplan & Location Map

RUNNERS POST



Main House



First Floor

Want to know more. contact us.

W: www.myhendersons.co.uk

E: info@myhendersons.co.uk

T: 01947 602626

hendersons.
estate agents

