



Southgate, Cranswick
YO25 9QX

Asking Price £550,000



Londesborough House, 44 Southgate, Cranswick

DESCRIPTION

A unique opportunity to acquire this stunning detached family home, beautifully positioned within the highly desirable village of Cranswick. Lovingly renovated and meticulously maintained, this exceptional property has been finished to an outstanding standard throughout, effortlessly combining traditional character with stylish contemporary living.

Stepping inside, a welcoming entrance hall leads into the elegant front lounge, where an exposed brick fireplace with a log-burning stove creates a warm and inviting feel. A second bright and spacious reception room, complete with a further log burner, provides the perfect additional living space for relaxing.

The heart of the home is the impressive open-plan kitchen, dining and living area. Designed with modern family life in mind, this wonderful space offers the ideal setting for everyday living and socialising. The high-quality fitted kitchen boasts an attractive central island, an abundance of beautifully finished cabinets, integrated appliances and space for a range-style cooker. Large bi-folding doors flood the room with natural light and open onto the rear garden, creating a wonderful indoor-outdoor living experience.

The ground floor is further complemented by a practical utility room with space for appliances and a traditionally panelled W/C.

To the first floor are five double bedrooms, all bright and spacious. The impressive main bedroom benefits from fitted wardrobes and a luxurious en-suite featuring a four-piece suite with a walk-in shower and double sinks. The remaining bedrooms are served by a stylish family bathroom, also fitted with a modern four-piece suite.

Externally, the standout feature is the expansive wrap-around rear garden, enjoying a private setting backing onto open fields. Predominantly laid to lawn with a generous patio seating area, it provides an idyllic space for outdoor entertaining or simply relaxing. To the front, the property offers ample off-street parking and an integral garage.





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Approximate total area⁽¹⁾

2310 ft²

214.6 m²

Reduced headroom

5 ft²

0.5 m²



(1) Excluding balconies and terraces

Reduced headroom

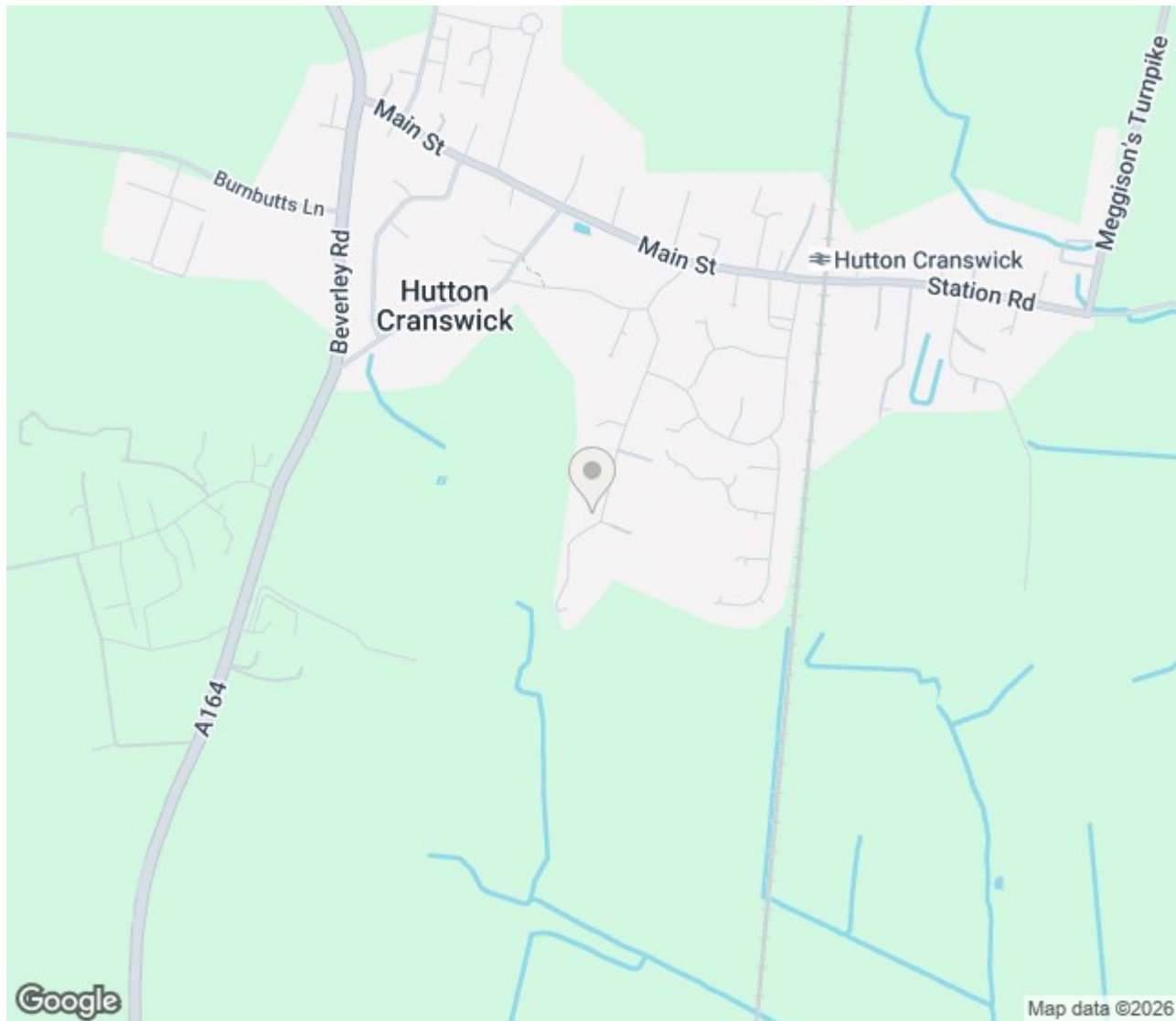
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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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