



01947 601301



## HILLSOVER, STAITHES

2 BED COTTAGE



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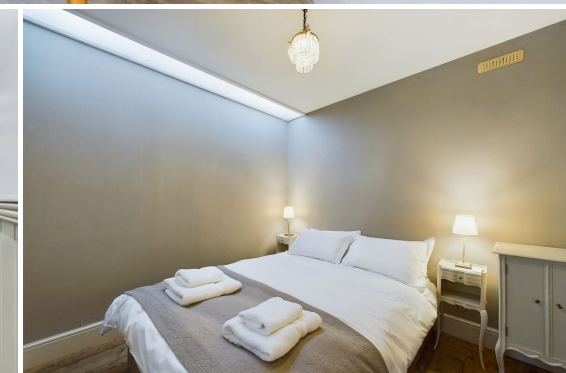
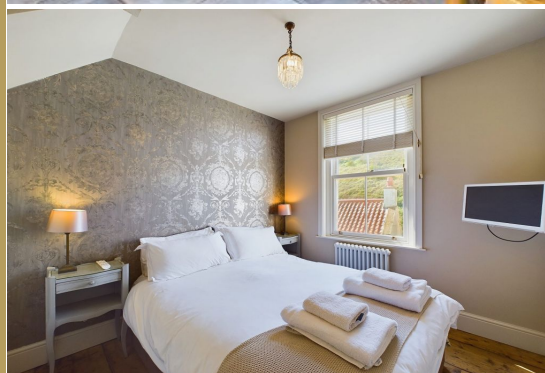
## PROPERTY FEATURES

- Cottage with Private Terrace & Sea Views
- Luxurious Interiors with High-Spec Fixtures
- Open Plan Kitchen/Diner with Bespoke Cabinetry
- 2 Double Bedrooms & Bathroom with Roll-Top Bath
- Light-Filled Living Room with Log Burner
- Patio Doors onto Terrace with Sea Views
- Currently a Successful Holiday Let
- A Short Stroll from a Sandy Beach & Village Pub

Type: COTTAGE  
Availability: FOR SALE  
Bedrooms: 2  
Bathrooms: 1  
Reception Rooms: 2  
Outside Space: TERRACE  
Tenure: FREEHOLD

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HILLSOVER, STAITHES - 2 bed Cottage - £385,000



Hope & Braim are delighted to present Hillsover on Church Street in Staithes to the market. This cottage has luxurious interiors and a private outside terrace that boasts sea views and is just yards from a sandy beach and village pub. The property has undergone a full renovation from top to bottom with great attention to detail and a high-spec finish throughout. On the ground floor is an open plan kitchen/dining room with bespoke cabinetry, a ceramic Belfast sink and integrated appliances plus there is ample space for a dining table and seating. To the rear there is a boot room and adjoining cloakroom with a WC and houses the heating system and additional storage. On the first floor there are two double bedrooms and a house bathroom with a roll top bath and two-piece suite. The entire top floor is a light-filled living room that has a log burner and full height glazed doors that open onto the outside terrace area which is a highlight of this property and a rare find indeed. The cottage is currently a successful holiday let and could be offered as a fully furnished property and as a going concern.



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Approximate total area<sup>(1)</sup>  
747.39 ft<sup>2</sup>

Reduced headroom  
6.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom:  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	45
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

