



01947 601301



## FERNLEIGH, ROBIN HOODS BAY

5 BED SEMI-DETACHED HOUSE



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## PROPERTY FEATURES

- Victorian Villa with a Garden & Parking
- Period Features including High Ceilings & Fireplaces
- Established Guest House with 4 Letting Rooms
- Owners Accommodation with 1 Bed & 1 Bath
- 2 Reception Rooms & Breakfast Kitchen
- 5 Double Bedrooms & 5 En-Suite Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Landscaped Garden with Summerhouse

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 5

Bathrooms: 5

Reception Rooms: 2

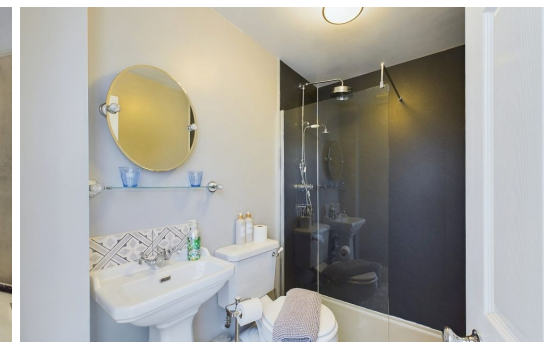
Parking: DRIVEWAY

Outside Space: GARDEN

Tenure: FREEHOLD

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FERNLEIGH, ROBIN HOODS BAY- 5 bed Semi-Detached House -£650,000

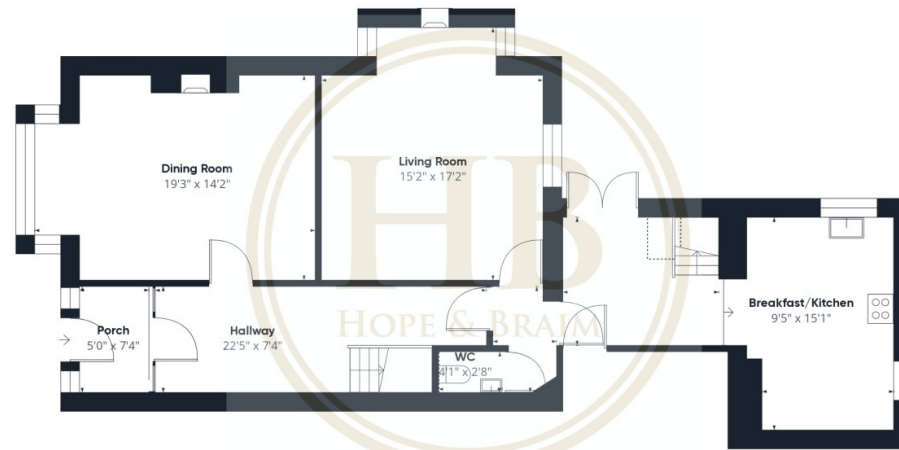




Hope & Braim are delighted to present Fernleigh on Mount Pleasant South in Robin Hoods Bay to the market. A Victorian Villa that has spacious living with period features and a garden and parking located at the top of the village with views over the Bay. The property was completely refurbished less than seven years ago and benefits from having modern gas central heating, double-glazing and being in excellent decorative order throughout. Currently the property is trading as a guest house with four en-suite letting bedrooms and a separate owners suite at the back of the property. There is an entrance hall with decorative floor tiles and stained glass in the vestibule door that floods the hall with natural light, plus a carved balustrade leads to the upper floors. The two reception rooms comprise the front room that is used as the guest breakfast room and has a large Bay window and attractive fireplace. The back room is the owners own lounge. At the back of the house is the breakfast kitchen that has a good range of cabinets, a breakfast bar and glazed doors lead out onto the rear garden. Stairs from the kitchen go up to the owner's bedroom and bathroom, so with the rear entrance the owner's accommodation is completely separate from the guest accommodation. Upstairs there are four en-suite bedrooms with modern bathroom suites and the three front bedrooms have views over the Bay. Outside the rear garden has a stone-flagged patio and timber-built summerhouse, whilst to the front is a driveway.



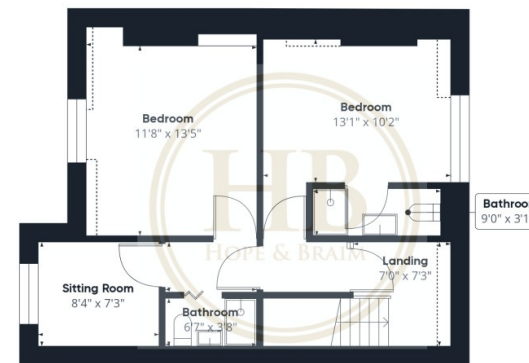
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Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
2159.67 ft<sup>2</sup>  
Reduced headroom  
29.17 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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