



01947 601301



THE BUTLERS COTTAGE, RAITHWAITE ESTATE

2 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- End of Terrace Stone Cottage with Garden & Parking
- Open Plan Living with French Doors onto Terraces
- Cosy Lounge with a Log Burner & Woodland Views
- Kitchen/Diner with Integrated Appliances
- 2 Double Bedrooms & 2 Ensuite Shower Rooms
- Underfloor Heating & Double-Glazing Throughout
- Landscaped Gardens with Garden Geodome overlooking the Beck & Woodland
- Fully Furnished Holiday Home 5 Minute Walk to the Beach
- 80 Acre Rural Estate with a Spa Hotel & Cottages

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **2**

Reception Rooms: **1**

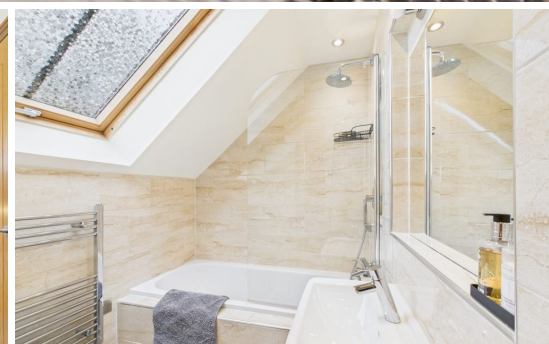
Parking: **RESIDENTS PARKING**

Outside Space: **GARDEN, TERRACE**

Tenure: **FREEHOLD**

01947 601301

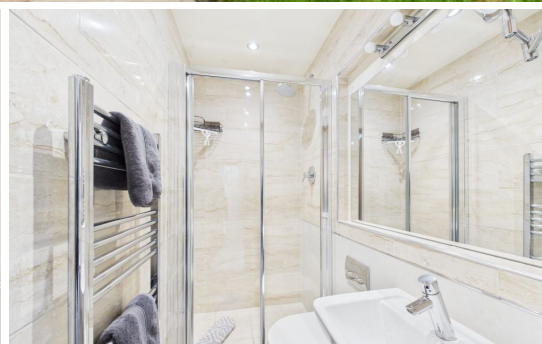
www.hopeandbraimstateagents.co.uk



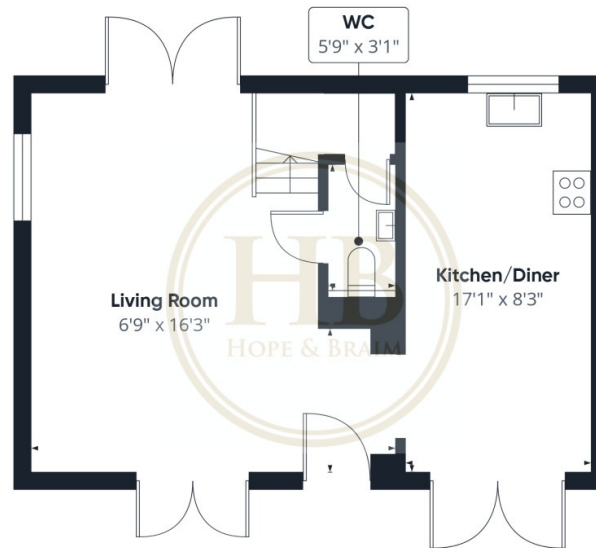
THE BUTLERS COTTAGE, RAITHWAITE ESTATE- 2 bed Cottage -£550,000



Hope & Braim are delighted to present The Butlers Cottage on the Raithwaite Estate near Sandsend to the market. An end of terrace stone cottage with landscaped gardens and private parking nestled within woodland on an eighty-acre estate close to the coast. The property was built in 2012 and more recently refurbished in 2020 and is now a successful holiday let that comes fully furnished and in turnkey condition. One of only four properties that are separated from the main development by a bridge and being on the end of the terrace, this cottage has a larger garden than the mid-terrace properties. The accommodation is open plan comprising a cosy lounge with a log burner and two sets of French Doors that both open onto outdoor terraces. Flowing from the lounge is the kitchen/diner that has a good range of cabinets with integrated appliances and enough room for a dining table and seating placed next to another set of French Doors with views over the garden. There is a downstairs WC that is tucked underneath the stairs. Upstairs there are two double bedrooms, both with vaulted ceilings, giving a sense of space, and both having en-suite shower rooms. The property benefits from having mains gas central heating with underfloor heating downstairs and double-glazing throughout. Outside there are stone-flagged terraces to the front and rear, and a level lawn with a Garden Geo Dome that offers outdoor seating that can be used all year round. The Raithwaite Estate has recently undergone a major refurbishment with the Saltmoore Hotel now a luxury spa and dining destination that attracts visitors from far and wide.



THE BUTLERS COTTAGE, RAITHWAITE ESTATE- 2 bed Cottage -£550,000



Floor 0



Floor 1



Approximate total area⁽¹⁾

810 ft²

Reduced headroom

25 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.

