



01947 601301



MELROSE COTTAGE, FYLINGTHORPE

2 BED COTTAGE



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PROPERTY FEATURES

- End of Terrace Cottage with a Garden
- Kitchen/Diner with Pine Cabinets & Appliances
- Lounge with Fireplace & Garden Views
- 2 Bedrooms & Bathroom with a 4-Piece Suite
- Gas Central Heating Throughout
- Walled Lawned Garden & Useful Cellar
- Close to Village Amenities including Pub & Shop

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

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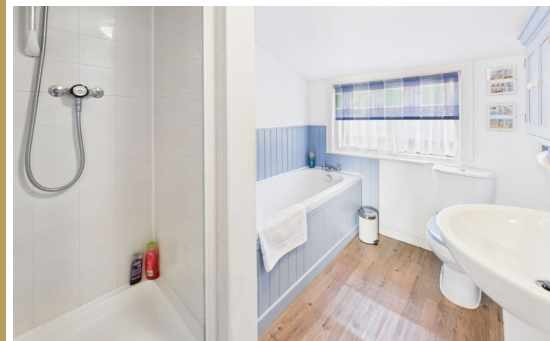
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MELROSE COTTAGE, FYLINGTHORPE- 2 bed Cottage -£295,000



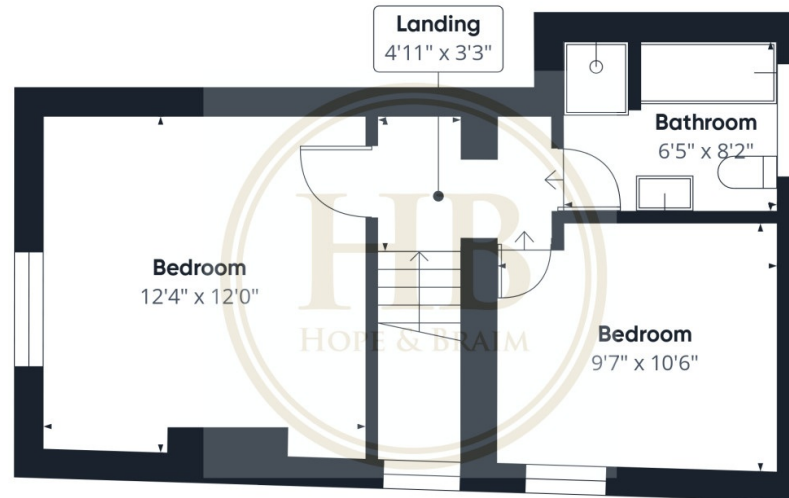
Hope & Braim are delighted to present Melrose Cottage in Fylingthorpe to the market. Nestled in the charming village of Fylingthorpe, this end-of-terrace cottage offers the perfect blend of traditional character and contemporary convenience. The cottage welcomes with understated charm. The kitchen/diner features practical pine cabinetry and integrated appliances, providing both functionality and warmth. Beyond, the lounge creates an inviting space for relaxation, with a living flame gas fire as its centrepiece and pleasant garden views that capture the essence of village life. Two well-proportioned bedrooms offer comfortable accommodation, whilst the bathroom impresses with its comprehensive four-piece suite—a touch of luxury in a cottage setting. Gas central heating throughout ensures year-round comfort. Outside, the lawned garden provides a private sanctuary for morning coffee or summer evenings. The useful cellar adds valuable storage—always at a premium in period properties—offering practical solutions for everyday living. Fylingthorpe's position proves enviable. Village amenities including a traditional pub and shop sit within easy reach, whilst the dramatic coastline of Robin Hood's Bay lies just moments away. Here, one enjoys the perfect balance—a peaceful village setting with coastal adventures on the doorstep. This cottage represents an opportunity to acquire a period home with a delightful garden in one of Yorkshire's most sought-after coastal villages. Turnkey, charming and perfectly positioned—coastal living made effortlessly achievable.



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Floor 0



Floor 1

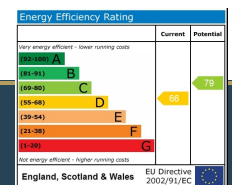


Approximate total area⁽¹⁾
700 ft²

(1) Excluding balconies and terraces

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

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

