



An opportunity to purchase a three bedroom stone built character cottage which is currently in the process of development & nearing finalisation. Seaton Park is sited within the grounds of Seaton Hall, an ancient manor house located close to the former fishing village of Staithes. The timing provides a buyer with the option to tailor finishing elements - subject to feasibility & final costings. The accommodation already includes the first-fix layout, wiring, plumbing, insulation, solid wood windows, handmade clay pantiles & conservation Velux windows. It also includes allocated parking, a fenced cottage garden with access to adjoining grounds. A pony paddock & further land is available. The total completed cost is £350k,

- Three Bedroom Cottage
- Parking & Enclosed Garden
- Spacious & Characterful
- Idyllic Location & Views

## Agents Notes

\*The guide price of £249,950 is for the existing building in 'first-fix' condition. The buyer can be included in discussion towards agreement of the '2nd-fix' and 'final-fix' specification and costings. The first fix will be brought up to insulated & dry lining stage, then a second fix and finishing works will include decorating to complete the property ready for occupancy. The existing cottages at Seaton Hall can also be viewed to provide an insight towards the intended finish, character & quality of this development.

## Accommodation

We anticipate Seaton Park could appeal to anyone seeking a characterful cottage, second home, investment or a holiday cottage; particularly given the stunning location, proximity to the ever popular fishing village of Staithes, and convenient access local amenities. The rooms and layout are well-proportioned throughout and still provide versatility for use. The intended finish will be to a high standard, in keeping with the established neighbouring cottages.

## Brief History

Seaton Hall has a fascinating past, and was named after the de Seton dynasty who resided there from 1130 to 1307, and whose family made allegiances with, and marriages to, the Scottish Royal Family. It was passed down through generations, before slipping into disrepair. The present owner purchased the estate in 2002. He employed a team of specialist masons and craftsmen and has lovingly restored this truly unique place of local heritage. It is located in private grounds on the edge of Staithes on the breathtakingly beautiful North Yorkshire Coast, surrounded by the North Yorkshire Moors.

**Living & Dining Kitchen** 27' 8" by 18' (8m 43cm by 5m 49cm)

**Bedroom** 11' 5" by 8' 4" (3m 48cm by 2m 54cm)

**En-Suite** 8' 4" by 6' 7" (2m 54cm by 2m 1cm)

**First Floor Landing**



**A&G Land & Property Agents.**

Anderson House, Crispin Court, Newbiggin Lane,  
Westerhope, Newcastle upon Tyne. NE5 1BF

Tel: 0191 430 3025

Mail: [info@agpropertyagents.com](mailto:info@agpropertyagents.com)

Web: [www.agpropertyagents.com](http://www.agpropertyagents.com)

**Bedroom** 16' 2" by 15' 2" (4m 93cm by 4m 62cm)

With built in wardrobes.

**Bathroom** 9' 5" by 7' 8" (2m 87cm by 2m 34cm)

**Bedroom** 13' 5" by 10' 11" (4m 9cm by 3m 33cm)

**En-suite** 10' 11" by 5' 8" (3m 33cm by 1m 73cm)

**External**

Enclosed garden area and allocated vehicle parking.

**Services & Tenure**

Freehold.

Mains electric, water and drainage. LPG central heating.

**Disclaimer**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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