



Lady de Seton is a one-off and truly exquisite two bedroom stone-built character cottage located within the grounds of Seaton Hall; an ancient manor house with over a thousand years of recorded history. It is located close to the popular fishing village of Staithes & between the Yorkshire Coast & North York Moors. The impressive accommodation is beautifully presented throughout & includes ample space for parking & an enclosed courtyard with access to the estate grounds & the rolling National Park countryside beyond. This will no doubt appeal to anyone seeking an attractive investment opportunity or a very individual second home. Viewings are highly recommended - There is no forward chain.

- Hugely Characterful Cottage
- Open Vaulted Ceilings
- Enclosed Courtyard Garden
- Two Double Bedrooms
- Beautifully Presented
- Idyllic Location & Views

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.

Accommodation

Lady de Seaton is currently operating as a successful holiday cottage, attracting a variety of guest who are drawn to the stunning location, close to the ever popular fishing village of Staithes, and by the abundance of hugely characterful and authentic features. The rooms are beautifully presented and well-proportioned throughout and include large sitting & dining room with open vaulted ceiling, exposed beams and an impressive stone fireplace with an authentic masonry carving over, solid wood kitchen, two double bedrooms and a 'Jack & Jill' bathroom.

Sitting & Dining Room *24' 7" by 15' 4" (7m 50cm by 4m 68cm)*

Feature stone fire surround with log burning stove inset and authentic masonry carving over, Open vaulted ceiling, Wood floor, Feature full length double glazed window, Double central heating radiator, Door to external.

Kitchen *17' 9" by 9' 7" (5m 40cm by 2m 91cm)*

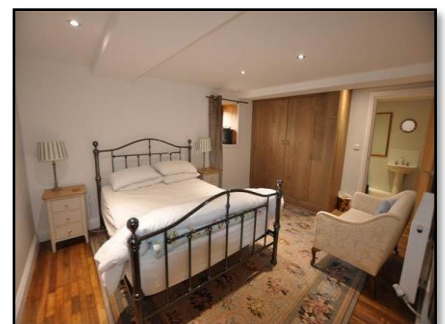
A range of bespoke solid wood floor units with wood surfaces over, Sink and drainer unit with mixer tap, Electric cooker point with extractor hood over, Plumbed for washing machine, Plumbed for dishwasher, Open Vaulted ceiling, Wood floor, Double glazed window, Double central heating radiator, Door to courtyard, Stairs to first floor bedroom.

Bedroom One *15' 11" by 11' 6" (4m 85cm by 3m 51cm)*

Built in wardrobe, Wood floor, Single glazed window, Double central heating radiator.

Bathroom *9' 10" by 5' 5" (3m by 1m 65cm)*

(Jack & Jill) Walk-in shower cubicle, Wash hand basin, WC, Wood floor, Central heating radiator.



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Galleried Landing

Bedroom Two *13' by 10' 5" (3m 96cm by 3m 18cm)*

Open vaulted ceiling, Velux style window, Double central heating radiator.



External

Enclosed courtyard garden with consent to erect a south facing (approx 25 feet by 12 feet) conservatory overlooking the ancient moat & rolling green scenery & woodlands beyond. Further garden terrace/sitting area within the adjoining courtyard. Stunning surrounding views. Allocated space for ample vehicle parking.



Services & Tenure

Oil fired central heating, Mains water, drainage and electricity.
EPC TBC.
Freehold.



Location

Seaton Hall is within walking distance of the popular former fishing village of Staithes, once home to Captain Cook, and nestled between the Yorkshire Coast and North York Moors National Park. It offers a rich culture and tradition including an annual art festival and lifeboat day. There are public houses in the village, shops, supermarket and a convenience store within walking distance. More extensive amenities are available in nearby towns and villages including Whitby, along with access to Guisborough which offers shops, services and supermarkets. There are links to the region's motorway network, Saltburn railway and city centres including York and Leeds. The location is surrounded by some of the East Coast's most beautiful countryside with stunning scenery, dramatic heritage coastline and natural attractions.



Disclaimer

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



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