



A fabulous four bedroom stone-built character cottage occupying a prime position on the outskirts of the popular fishing village of Staithes. Sited within the impressive grounds of the ancient manor house, Seaton Hall, it commands a breath-taking position and far-reaching views. The light and spacious accommodation has been newly converted to a high standard throughout and should appeal to those seeking a characterful cottage, second home, investment or a holiday cottage. The location is well placed for neighbouring amenities and transport links and viewings are highly recommended.

- **Four Bedroom Cottage**
- **Newly Converted**
- **Parking & Courtyard Garden**
- **Open Lounge-Diner**
- **Spacious & Characterful**
- **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 Staithe on the breathtakingly beautiful North Yorkshire Coast, surrounded by the North Yorkshire Moors.

Entrance Vestibule to Hall

The entrance vestibule has utility plumbing's and space for coats and shoes. From the hall the stairs lead to the first floor.

Living & Dining Area *23' by 17' 3" (7m by 5m 25cm)*

With feature exposed stone wall and stone feature inglenook fireplace with a vintage brick herringbone inset. Two 'Byre'-style doors to external.

Kitchen *9' 11" by 6' 10" (3m 2cm by 2m 9cm)*

Range of contemporary fitted units, including a sink with drainer unit, electric cooker with extractor hood and a fridge freezer.

Bedroom One *15' 11" by 9' 1" (4m 84cm by 2m 78cm)*

En-Suite *7' 11" by 5' 5" (2m 42cm by 1m 66cm)*

With bath, corner shower cubicle, wash hand basin with vanity unit and WC.

First Floor Landing

Bedroom Two *16' 1" by 13' 4" (4m 91cm by 4m 6cm)*

(Slight L-shape)



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En-Suite 10' by 5' 2" (3m 5cm by 1m 57cm)

With walk-in shower cubicle, wash hand basin with vanity unit and WC.



Bedroom Three 16' 2" by 9' 2" (4m 94cm by 2m 80cm)

Shower Rom 9' 8" by 5' 2" (2m 95cm by 1m 58cm)

With walk-in shower cubicle, wash hand basin with vanity unit and WC.



Bedroom Four 9' 8" by 8' 6" (2m 95cm by 2m 58cm)

External

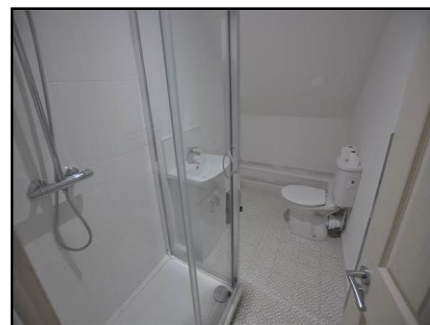
Enclosed courtyard garden area and allocated vehicle parking for three cars.



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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