



**Seaton Court is a truly unique three 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 stunning accommodation is beautifully presented throughout & includes ample space for parking & an enclosed lawned garden with views over the estate grounds & the rolling National Park countryside beyond. This will no doubt appeal to anyone seeking an attractive holiday-let type investment opportunity or a very individual second home. Viewings are highly recommended - There is no forward chain.**

- **Hugely Characterful Cottage**
- **Two En-suites & Bathroom**
- **Garden & Allocated Parking**
- **Three Double Bedrooms**
- **Large Open Living Space**
- **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 (who is descended from one of the previous residents Sir Francis Bigod) 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

Seaton Court 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 an open entrance, lounge with large exposed beams an impressive stone fireplace and open vaulted ceiling, large dining kitchen, three double bedrooms, two en-suites and a bathroom. Noteworthy features include a bespoke hand crafted kitchen, feature brick fireplace with authentic hand carved masonry over, a galleried landing, vaulted ceilings, substantial exposed beams, feature stone, brick and wood flooring and impressive heavy decorative architraves.

### Entrance Vestibule 21' by 11' 9" (6m 41cm by 3m 59cm)

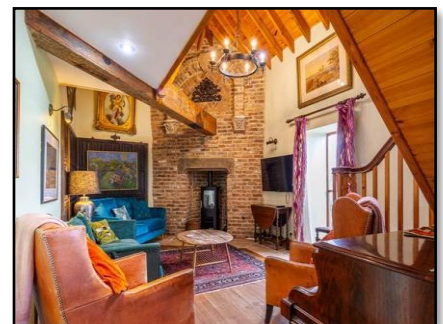
With feature stone flagged and brick herring-bone laid floor, Ornate heavy feature architraves, Open vaulted exposed wood ceiling, Two double central heating radiators.

### Lounge 20' 6" by 921' 11" (6m 24cm by 281m )

Feature brick fire surround with electric log burner effect stove inset and authentic masonry carving over, Open vaulted ceiling, Wood floor, Feature full length double glazed window, Double central heating radiator, Stairs to first floor.

### Dining Kitchen 17' by 14' 9" (5m 19cm by 4m 49cm)

Bespoke solid wood wall and floor units with wood surfaces over, Sink and drainer unit with mixer tap, Electric cooker point, Feature full-length double glazed window, Stone flagged floor, Double central heating radiator.



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

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**Bedroom** 12' 9" by 11' 3" (3m 88cm by 3m 43cm)

Wood floor, Double glazed window, Double central heating radiator.

**En-Suite** 7' 5" by 6' 8" (2m 25cm by 2m 4cm)

Walk-in shower cubicle, Wash hand basin, WC, Tiled floor, Heated towel rail.

**WC/Utility**

WC, Wash hand basin, Tiled floor, Plumbed for washing machine.

**Galleried Landing**

Double central heating radiator, Vaulted ceiling with skylight.

**Bedroom** 14' 9" by 12' 6" (4m 50cm by 3m 82cm)

Wood floor, Velux window, Central heating radiator, Vaulted ceiling.

**En-Suite** 7' 5" by 6' 8" (2m 25cm by 2m 4cm)

Shower cubicle, Wash hand basin, WC, Wood floor.

**Bedroom** 12' 9" by 10' 6" (3m 89cm by 3m 19cm)

Wood floor, Velux window, Central heating radiator, Vaulted ceiling.

**Bathroom** 11' 7" by 8' 3" (3m 54cm by 2m 51cm)

Cast iron roll-top bath, Wash hand basin, WC, Velux window, Tiled floor, Heated towel rail.

**External**

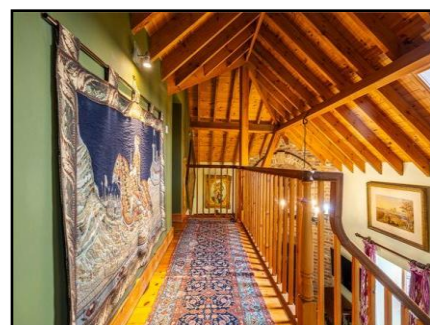
Enclosed lawned garden with gated access to the surrounding estate grounds. Gravelled seating area. Stunning surrounding views. Allocated space for ample vehicle parking.

**Services & Tenure**

Oil fired central heating, Mains water, drainage and electricity.

EPC C Rating.

Freehold or Leasehold option available (999 years).



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## 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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