



14 High Street, Cloughton, Scarborough YO13 0AE
Offers Over £230,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM STONE BUILT COTTAGE
- IDEAL TURN KEY HOLIDAY LET INVESTMENT
- IMMACULATELY PRESENTED THROUGHOUT
- NO ON-WARD CHAIN
- POPULAR CLOUGHTON VILLAGE LOCATION

Nestled in the picturesque village of Cloughton, Scarborough, this charming stone-built cottage on High Street presents a delightful opportunity for both homebuyers and investors. With its characterful features and inviting atmosphere, this property is sure to capture your heart.

The cottage boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The single reception room is a warm and welcoming area, perfect for relaxation or entertaining. The property also includes a well-appointed bathroom, ensuring convenience for everyday living.

One of the standout features of this home is the rear yard, which offers a private outdoor space for enjoying the fresh air or enjoying your morning coffee with minimal up-keep. Additionally, a workshop is available, providing a practical area for hobbies or storage.

Currently operating as a successful holiday let, this property presents an excellent investment opportunity. It can be offered fully furnished, allowing for a seamless transition for new owners or investors looking to step into a ready-made holiday home.

With its blend of charm, functionality, and potential for income generation, this cottage is a rare find in the desirable location of Cloughton. Whether you are seeking a permanent residence or a lucrative rental property, this home is well worth considering. Don't miss the chance to make this delightful cottage your own.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Lounge
12'4" x 15'8" max

Kitchen
11'5" x 12'9" max

Utility/Rear Entrance Hall
10'2" x 3'3" max

FIRST FLOOR

Bedroom 1
11'5" x 10'11" max

Bathroom
11'5" x 8'7" max

SECOND FLOOR

Bedroom 2
11'5" x 9'6" max

Bedroom 3
11'5" x 7'3" max

Externally

To the front of the property lies a small low maintenance front courtyard. To the rear of the property lies a further yard area with external workshop/store.

Details Prepared
AB130125

Interested? Get in touch:

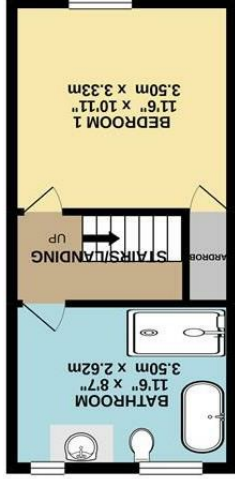
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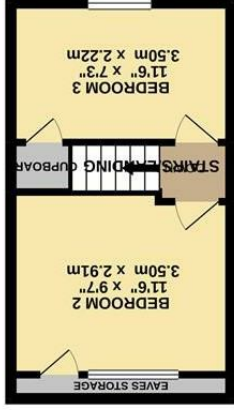
GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.8 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.
What every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been visited and no guarantee as to their operability or efficiency can be given.
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