

- Spacious 3 bed cottage
- Exceptional harbour views
- Balcony and small courtyard



Fishermans Cottage, Barbers Yard, Staithe, Saltburn-By-The-Sea, Cleveland,
TS13 5BP

Guide Price £395,000

Property Group

ASTIN'S



Astin's is pleased to bring to the market this exceptional, spacious cottage which is tucked away on Barbers Yard in the popular seaside village of Staithes.

It benefits from a central location and has its own balcony overlooking the harbour. With fabulous views from every room there are few properties that will be able to compete with this one.

Built on top of the estuary, the ground floor interior comprises a well-equipped kitchen continuing through to the open plan lounge/diner which is comfy and inviting. The first-floor houses three bedrooms, two are doubles and the third a single. A lovely family bathroom completes the accommodation.

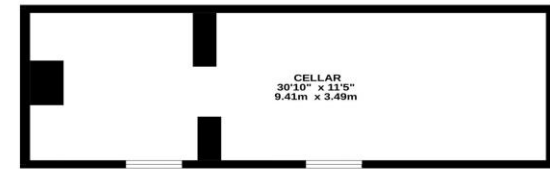
There is a cellar which runs the full length of the property and provides very useful storage.

Externally, and in addition to the balcony, there is a small courtyard area.

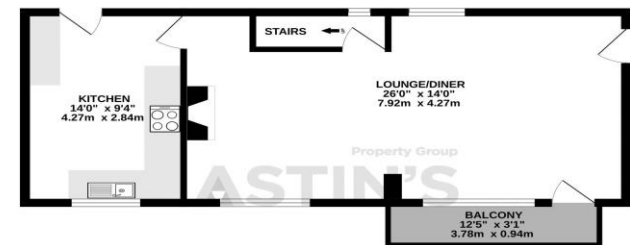
Currently run as a very popular holiday let, Fishermans Cottage is a gem of a property situated in a peaceful location, close to the local pub, tea rooms and shops. It would be a great investment property, second home or indeed permanent residence.

Viewing is highly recommended though sole agent.

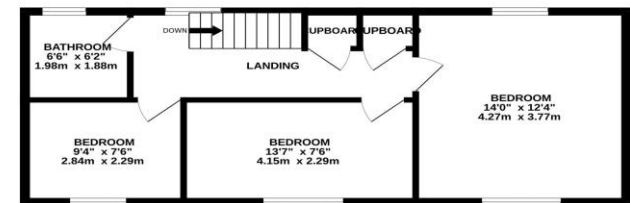
BASEMENT
337 sq.ft. (31.3 sq.m.) approx.



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Fishermans Cottage Barbers Yard Staithe SALTBURN-BY-THE-SEA TS13 5BP	Energy rating E	Valid until: 21 May 2028 Certificate number: 8548-7125-5990-3814-7996
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Property type
End-terrace house

Total floor area
135 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

SERVICES:

All mains services are connected to the property with the exception of mains gas.

REF: 9924

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(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

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