



- Stunning end terrace property
- Accommodation over three floors & immaculately presented
- Outhouse currently used as a shop with the flexibility for other uses

Hampdon Cottage, Chapel Yard, Staithes, Saltburn-By-The-Sea, Cleveland, TS13 5BS

Guide Price £395,000

Property Group
ASTIN'S



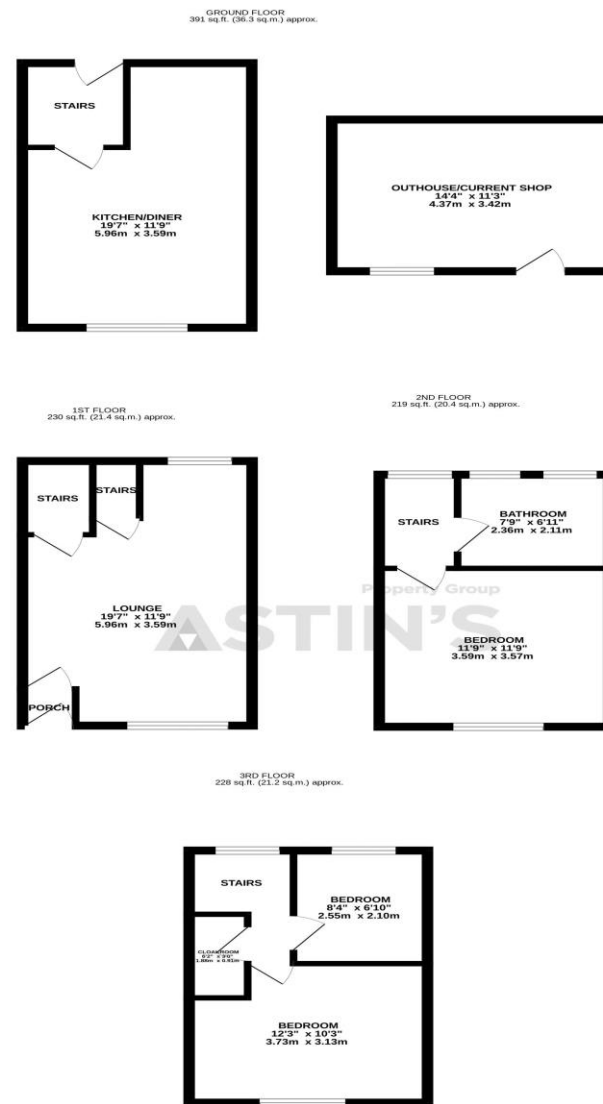
Hampdon Cottage is a superb cottage that is bursting with character and offers a beautiful property if you are looking for a ready to go holiday let, permanent residence or bolt hole by the sea.

This cottage is generous enough for all discerning purchaser and is only a stones throw from the beach and all amenities. The accommodation is set over four floors; the lower ground floor has a large kitchen/diner with modern wall and base units, double oven and integral appliances with enough room for a large dining table. There is also rear door access to the rear of the property from the upper landing. The ground floor offers a large lounge with original fireplace and stunning stripped, wooden floors. There is the addition of a front porch. The first floor has a large double bedroom with original features and a separate family bathroom. The second floor offers two further double bedrooms with cloakroom.

The property is warmed with central heating and has a sunny outlook with lots of natural light flooding the floors. Throughout the property there are plenty of original features but also a modern feel.

This property has the added benefit of a large outhouse, which used to be the coal house for the row and then the wash house. Currently it is used as a small shop but it would also make a wonderful workshop or artist's studio.

With all the wonderful views and landscapes surrounding the heritage coast, no wonder Staithes is an artist's paradise!



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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Always a warm welcome 7 days a week



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.

REF: 10002

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:
 (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.

Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

Energy Performance Certificate

17 Any Street,
Any Town,
County,
YY3 8XX

Dwelling type: Detached house
Date of assessment: 02 February 2007
Date of certificate: [dd mmmm yyyy]
Reference number: 0000 0000 0000 0000 0000
Total floor area: 186 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - Best energy rate			
(95-100) A			
(81-94) B			
(69-80) C		73	
(55-68) D			
(41-54) E	37		
(29-40) F			
(15-28) G			
Min energy efficient - Higher energy costs			

Environmental Impact (CO ₂) Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very environmentally friendly - Lower CO ₂ emissions			
(95-100) A			
(81-94) B			
(69-80) C		69	
(55-68) D			
(41-54) E			
(29-40) F	31		
(15-28) G			
Min environmentally friendly - Higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.5 tonnes per year
Lighting	£81 per year	£88 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standard assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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.

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