

- Stunning end terrace property
- Accommodation over three floors & immaculately presented
- Outhouse has been used as a shop with the



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

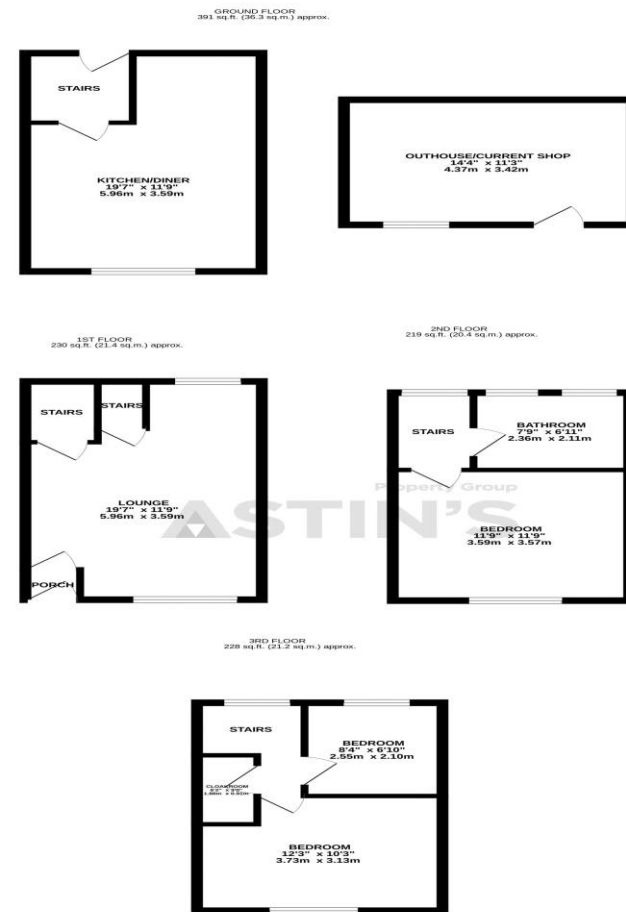
Guide Price £325 000

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 (EPC)			
Hampdon Cottage Chapel Yard Staithes SALTBURN-BY-THE-SEA TS13 5BS	Energy rating F	Valid until:	13 March 2035
		Certificate number:	9135-6422-2400-0705-6202
Property type		End-terrace house	
Total floor area		91 square metres	

Rules on letting this property

You may not be able to let this property

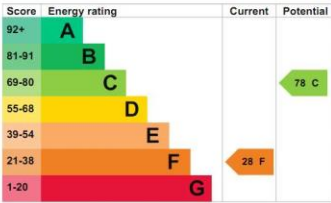
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.

For all our properties visit www.astin.co.uk

Tel: 01947 821122 Option 1

Email: property@astin.co.uk