



- Stunning stone cottage in idyllic rural village close to Sandsend & Dunsley
- Two double bedrooms
- Large side garden that can be used as parking if desired

2 Eden Cottages, Newholm, Whitby, North Yorkshire, YO21 3QY

Guide Price £275,000

Property Group
ASTIN'S

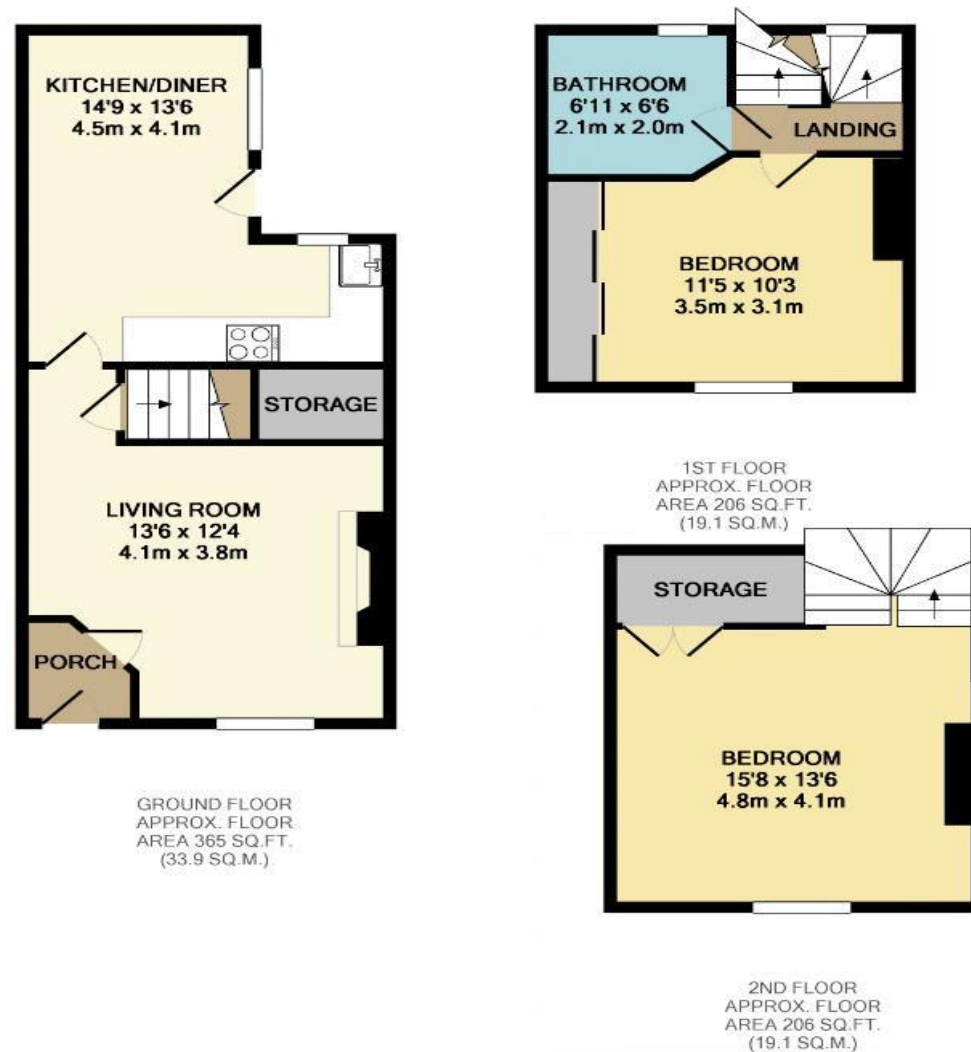


This superior stone built cottage dates back to 1800 and sits idyllically in the delightful village of Newholm, which sits between Sandsend and Dunsley.

The cottage has accommodation across three floors and offers space, lots of natural light and bags of character.

The ground floor offers a large lounge with original beams and large multi fuel burner that services the heating and the water via a back boiler. The kitchen diner offers a quaint country style kitchen with solid oak surfaces and large dining area. There is rear door access from here into a large side terraced garden with large wood store, this could make off road parking if desired if the wood store was to be reconfigured. The first floor offers a good size double with built in wardrobes and a family bathroom, the second floor has a large double with side views over the fields and a sea peep.

Throughout the cottage there are exposed beams and wooden floors, Eden Cottage is a quintessential wonderful cottage and is an ideal property for anyone looking for a property close to the beach and sea either to live in or enjoy the quiet life or looking for a bolt hole or buy to let. Currently a successful holiday let, can be purchased with ongoing bookings if desired.

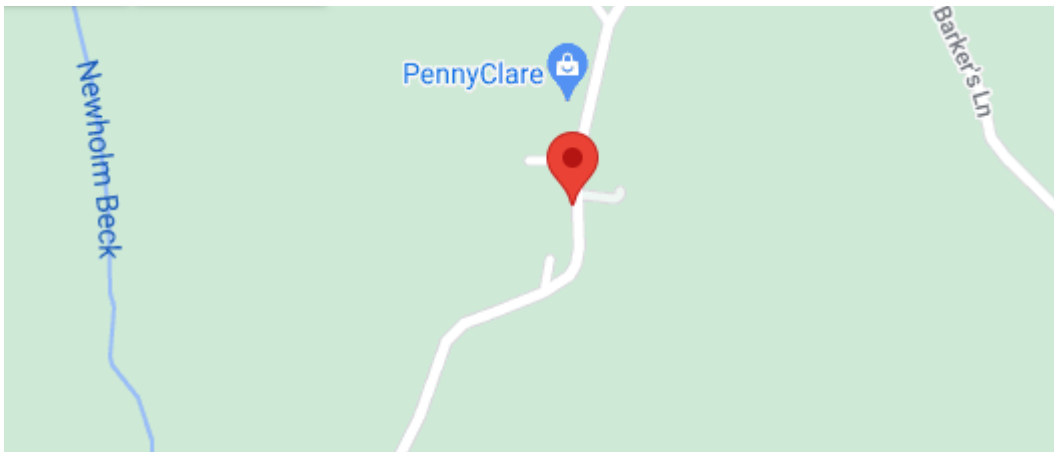


TOTAL APPROX. FLOOR AREA 776 SQ.FT. (72.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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)

2 Eden Cottages Newholm WHITBY YO21 3QY	Energy rating E	Valid until: 13 November 2028
		Certificate number: 9425-2814-7495-9698-2411

Property type

Semi-detached house

Total floor area

76 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 efficiency rating for this property

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

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

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 gas.

REF: 1691

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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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