

- Three bedroom character cottage
- Outside space front and rear
- Ideally located in the heart of Staithes



High Winds, Chapel Yard, Staithes, Saltburn-By-The-Sea, Cleveland, TS13 5BS

Guide Price £290,000

Property Group

ASTIN'S



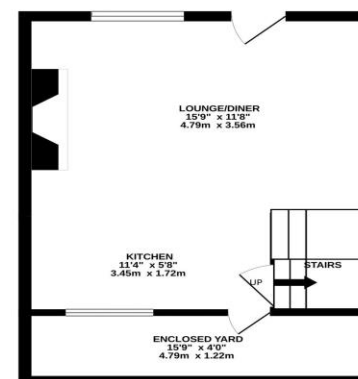
Astins are pleased to bring to market this wonderful 3 bed, stone cottage nestled away beautifully in delightful and picturesque Staithes. High Winds has the benefit of rear outdoor space as well as a well laid enclosed yard to the front elevation of the building. The current vendors have been sympathetic in the redecoration and renovation of the cottage and have made the most of the natural character of the cottage and retained many original features.

The accommodation is spread generously over three floors, the ground floor comprises of large open plan lounge/kitchen/diner, the lounge has a wonderful feature fireplace housing a wood burning stove, along with exposed stone walls and original beamed ceiling, the kitchen has a bespoke wooden fitted kitchen with belfast sink. There is a stained glass door to the rear enclosed yard. To the first floor there is a double bedroom to the front with original features and double glazed sash window. There is another bedroom currently used for storage and office space and a family shower room that has recently undergone renovation. To the top floor there is an amazing master bedroom with three double glazed windows to the front flooding the room with natural sunlight.

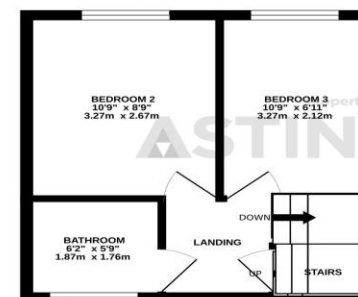
To the front there is a fully enclosed yard with plenty of room to sit out and enjoy the sun and to watch the world go by.

This cottage is quintessential Staithes and has all the charm and character one would expect from such an old cottage. Whilst having modern amenities, there are beautiful exposed stone walls throughout and original beams and floorboards. It certainly is one to view and would make an ideal holiday home, permanent residence or buy to let.

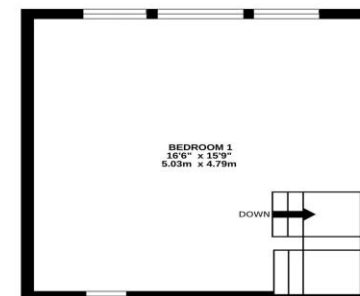
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 leasehold basis.

SERVICES:

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

REF: 5793

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Energy Performance Certificate

17 Any Street,
 Any Town,
 County,
 Y13 6UC

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: 166 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		Current	Potential
Very energy efficient - Outstanding rate	A		
Energy efficient	B		
Decent	C		73
Needs improvement	D		
Below average	E		
Energy inefficient	F	37	
Very energy inefficient - Higher running costs	G		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - Near 0% emissions	A		
Environmentally friendly	B		
Decent	C		
Needs improvement	D		69
Below average	E		
Energy inefficient	F		
Very energy inefficient - High carbon dioxide emissions	G	31	

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 energy 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	4.6 tonnes per year
Lighting	£81 per year	£00 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised 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.

Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

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

Tel: 01947 821122 Option 1

Email: property@astin.co.uk