

- Three bedroom character cottage
- Outside space to the front elevation
- Ideally located in the heart of Staithes



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

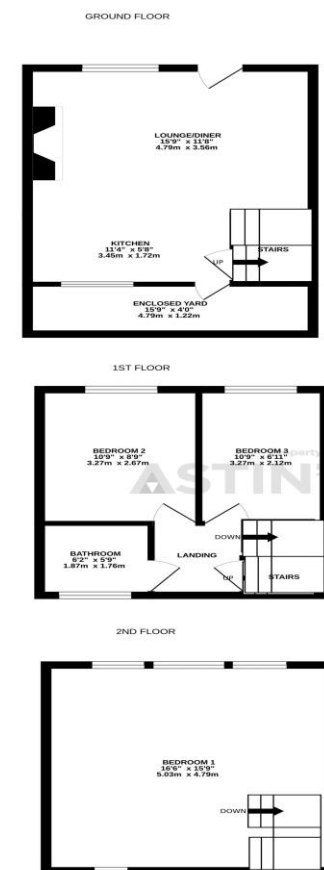
Offers Over £280 000

Property Group

ASTIN'S



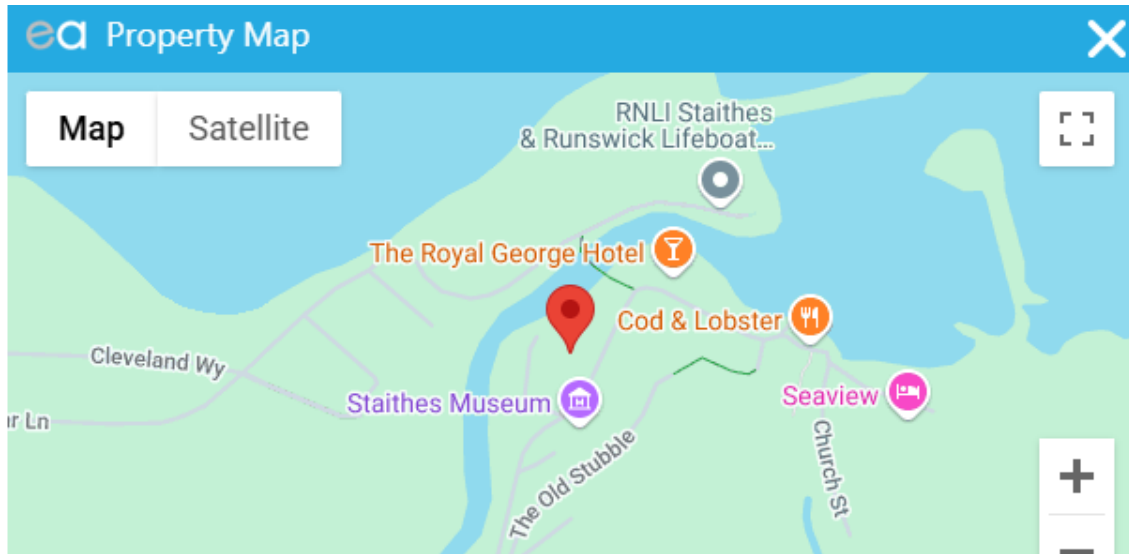
Astins are pleased to bring to market this wonderful 3 bed, stone cottage nestled away beautifully in delightful and picturesque Staithes. High Winds has the benefit of outdoor space with a well laid enclosed yard to the front elevation of the building. The current vendors have been sympathetic in the 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. 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.



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

In



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: 5793

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.

Energy performance certificate (EPC)

High Winds Chapel Yard Staithes SALTBURN-BY-THE-SEA TS13 5SS	Energy rating F	Valid until: 18 September 2033 Certificate number: 9410-3030-8201-6137-3204
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Property type
Mid-terrace house

Total floor area
70 square metres

Rules on letting this property

You may not be able to let this property

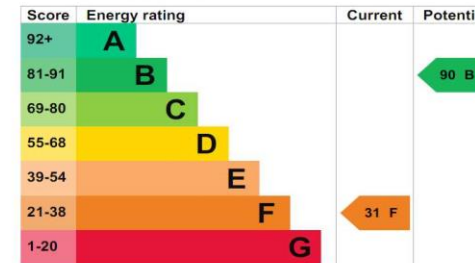
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy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

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score

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

[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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9410-3030-8201-6137-3204>

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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