

- Stunning stone built character property
- The most sensational views over the Cliffs and out to Sea
- Parking, detached garage and gardens with a rural outlook



The Anchorage , Kettleness, Whitby, North Yorkshire, YO21 3RY

Guide Price £450,000

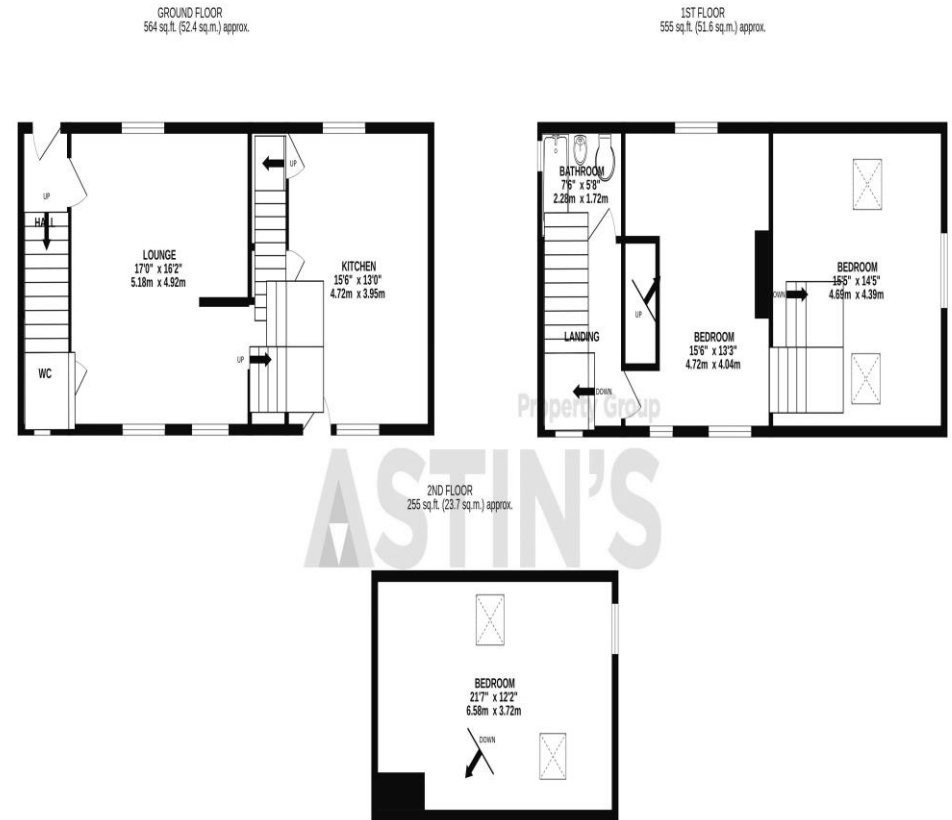
Property Group
ASTIN'S



BEAUTIFUL CLIFF TOP LOCATION* SMALL ISOLATED HAMLET*PERFECT HOLIDAY HOME* Looking out to sea over the high cliffs between the delightful coastal villages of Sandsend and Runswick Bay, Kettleness is just a small collection of stone farmhouses and former railway cottages making up a quiet little hamlet, with no through vehicular traffic though on the well-trodden Cleveland Way. This delightful semi-detached stone cottage is at the heart of this rarely available location and is currently a very successful holiday let.

The cottage offers spacious 3 bedroom accommodation of character, low beamed ceilings and deep set windows are just a few of the many features which lend considerable charm and quality to the property. With a cosy kitchen diner, sitting room with log burner and the bedrooms split in two sections, the cottage really is something special. The current vendors have upgraded the property throughout with a new kitchen, new bathroom and new windows and external doors throughout. The cottage has Calor gas central heating, downstairs W.C, a large detached garage, gardens to front and rear as well as the use of a small paddock to the side, which is rented for a nominal fee from Mulgrave Estates.

There is ample parking and It is just a short walk along the cliffs to Runswick Bay, the superb Fox & Hounds Inn at nearby Goldsborough and Whitby itself, the Jewel of the Heritage Coast, is only some 6 miles away. The Anchorage is offered with no upward chain and is definitely a property that should be carefully considered.

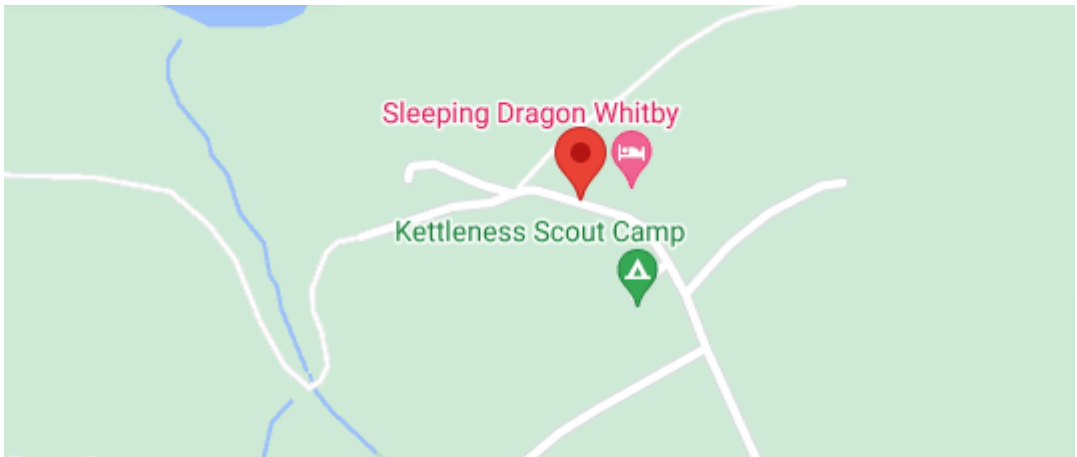


TOTAL FLOOR AREA : 1374 sq.ft. (127.7 sq.m.) approx.

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 with the exception of mains gas.

REF: 3154

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Whitby, North Yorkshire, YO21 3BB

8/16/24, 2:24 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

The Anchorage Kettleness WHITBY YO21 3RY	Energy rating G	Valid until:	28 February 2028
		Certificate number:	8088-7622-5050-5629-2922

Property type: Semi-detached house

Total floor area: 128 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. 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/landlords-provide-rated-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/landlords-provide-rated-property-minimum-energy-efficiency-standards-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 G. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G	11 G	

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8088-7622-5050-5629-2922>

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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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