

8 Bloomswell, Robin Hoods Bay, Whitby. YO22 4RT

£380,000





















A generously sized 2/3 bedroom terraced cottage in the popular village of Robin Hoods Bay. Located on Bloomswell the views from this property out to sea, across the rooftops and out to the countryside are simply beautiful. This quirky property is set out on three floors which allows for various possible uses of the rooms.

The property is also accessed on two different ground levels with the back door leading into the kitchen and the front door leading into the downstairs lounge.

At the front of Orchard Cottage there is a sunny communal terrace looking out across the rooftops. There are benches to sit on and enjoy the sunshine and flowers or watch the world go by.

The front door opens into the downstairs lounge which has a wood burner and a sash window to the front. To the rear there is a utility room and family style bathroom which is fully tiled with a bath W.C. vanity unit with hand basin and a heated towel rail.

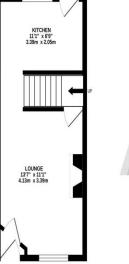
Stairs lead from the lounge to the next level which has a kitchen and a lounge/diner with views to the front. This room could be used as another bedroom if desired.

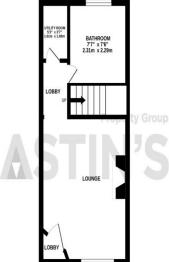
The downstairs lounge likewise would be used as a bedroom - so there is plenty of versatility regarding layout. The top floor has two bedrooms, the largest at the front has views and a modern en-suite shower room. The bedroom at the rear has a vaulted wooden ceiling and a cupboard housing the combi boiler.

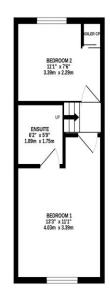
At present this property is used by the vendors as their personal holiday retreat and also let out with Baytown Holiday Cottages as a successful commercial holiday let. Please note that this is a Grade II listed building.

 FIRST FLOOR
 GROUND FLOOR
 2ND FLOOR

 256 sq.h. (23.8 sq.m.) approx.
 256 sq.h. (23.8 sq.m.) approx.
 263 sq.h. (24.4 sq.m.) approx.







#### TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

White very attempt has been made to ensure the accuracy of the floorgain contained here, measurement of drons, windows, cours and any other have are approximate and on responsibility is shen for any enresistion or mis-statement. This pain is for illustratine purposes only and should be used as such by any prospective purchaser. The services, systems and appliances Storm have not been leasted and no guestro as to their operations; or efficiency; can be given.



### **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: 8666** 

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:

(ii) 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

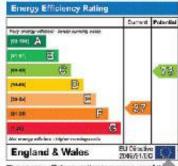
 $S^{\stackrel{\circ }{L}} P$ 

17 Any Street, Any Town, County, YY3 5000 Dwelling type: Date of assessment: Date of certificate: Reference number:

Detached house 02 February 2007 [dd mmmm yyyy] 0000-0000-0000-0000-0000

Total floor area: 196 m

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 (CO<sub>2</sub>) emissions.



Environmental Impact (CC<sub>2</sub>) Rating

Correct Potential

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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 fixel bits will be. The environmental impact rating is a measure of a hone's impact on the environment in terms of carbon dicade (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO) amissions and fuel costs of this home

		Gurrent.	Potontial
Energy Use		453 hWhite <sup>2</sup> per year	178 kWh/m² per year
Control diaxide emissions		13 tannes per year	4.9 tonnes per year
Lighting	A 28	E81 per year	£365 per year
Heating	333.437	£1173 parysar	E467 peryser
Hot water		E219 per year	2104 per year

Based on sandardised assumptions about decupancy, heating patterns and geographical location, the above table planted as indication of how much it will cost to provide lighting, heating and hot water to this home. The first occur or yits, in it is account the cost of first and on any associated cervice, maintenance or carley inspection, the detailense has been provided for comparative purposes only and enables one name to be compared with a rather flavors check the date the certificate was issued, because fuel prices can increase over time and annotation gradient procurations.

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

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