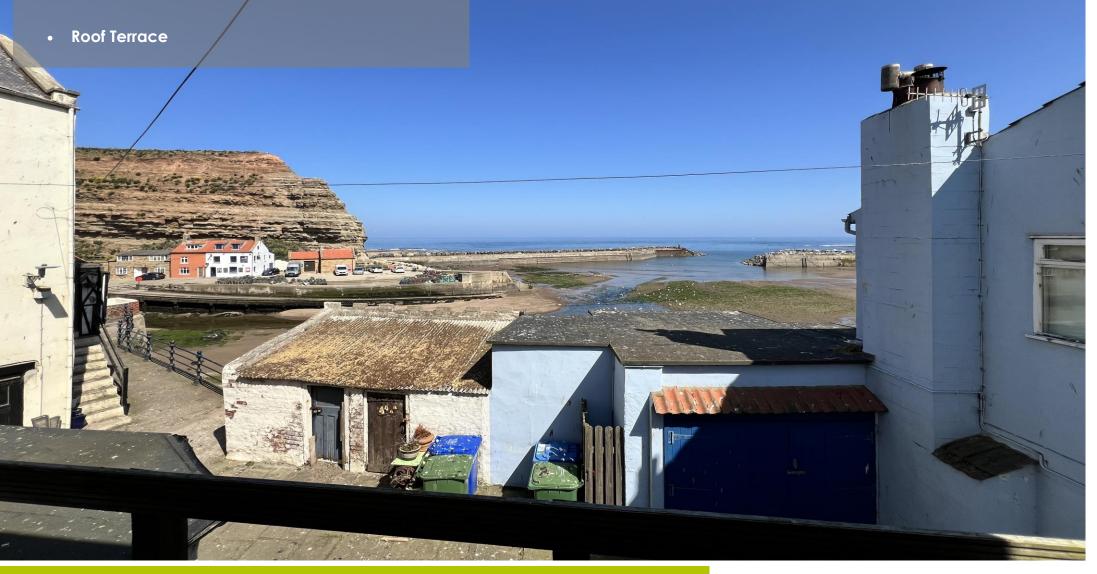


• 3 Double Bedrooms



Beckfoot Cottage, High Street, Staithes. TS13 5BH £290,000

Property Group



















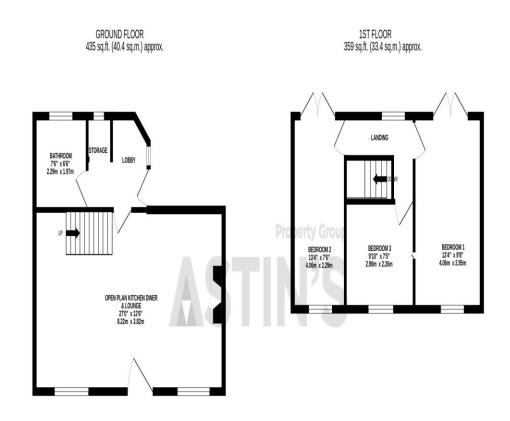
With its very distinctive wood and pebbled entrance on the High Street Beckfoot is a great sized cottage with three double bedrooms and fantastic sea and harbour views to the rear.

Two of the bedrooms have patio doors opening out onto the roof terrace where you can sit out and enjoy the amazing views across to Cowbar and out to sea.

On the ground floor there is a large open plan living space. There is a kitchen area with a coal fired Rayburn, sink and a range of units. There is space for a dining area and also a lounge with a distinctive stone fireplace.

To the rear of the ground floor there is a bathroom, storage area and a lobby space to hang coats and store outdoor items. There is also a back door with a ramp out to the outside on Garth Ends which is a shared courtyard area. Open tread stairs lead up to the top floor where you will find three double bedrooms, one to the front and two to the rear of the property with patio doors and fabulous views.

Formerly the Fishermens' Institute the property has great character and potential and is in a great location minutes from The Cod and Lobster and the beach. The cottage would benefit from a scheme of modernisation to make it even more wonderful and is priced to reflect this.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 sq.m.) approx.

White every attemp has been made to ensure the accuracy of the foroptina contained here, measurements of doos, windows, nons and any other tems are approximate and no responsibility is taken it an any conmossion or mis-datemic. This pain is through purpose only and should be used as such by any prospective purchaser. The services, systems and applications shount have not been tested and no guarante as to the operability or efficiency can be given. Made with Heatrops CROSE

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.

REF: 10148

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.

Astin's

47 Flowergate





This home's performance is rated in terms of the energy use per square metra of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (OO₉) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the mong the more energy efficient the home is and the lower the face bits will be. The environmental impact sating is a measure of a home simplect on the environment in terms of earbein dicade (CO₂) emissions. The higher the hearing the less impact it has on the environment.

Estimated energy use, carbon dicuide (COs) amissions and fuel costs of this home

	Gurrent.	Potontial
Energy Use	453 kWh/m² per year	178 kWh/m² per year
Carbon dicaide emissione	ta tannas par year	4.9 tonnes por year
Liphing	E81 per year	£365 per year
Histop	E1173 perysar	E457 peryser
Hotwater	E219 per year	£104 per year

Based on pandardised assumptions about desupancy, heating patterns and geographical location, the above table provides an inclusion of flow much it will cest to provide lighting, heating and hot water to this home. The fuel course or ying it is baccount the cost of fuel and not any associated envice, maintenance or calking inspection. The certificate has been provided for comparative purposes only and enables one name to be compared with a matter threads the date the certificate was issued, because fuel prices can increase over time and enables can increase over time and enables can increase over time and enables for provide the was issued.

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.

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Tel: 01947 821122 Option 1

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