

- Panoramic sea views
- Great location & outside space
- Packed with character & special features



Cliff Cottage, Cliff Street, Robin Hoods Bay, Robin Hoods Bay , North Yorkshire, YO22 4RY

Guide Price £320 000

Property Group
ASTIN'S



If panoramic views of the sea are on your wish list this is a must view property! The first time this cottage has been on the market in almost 100 years!

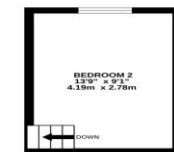
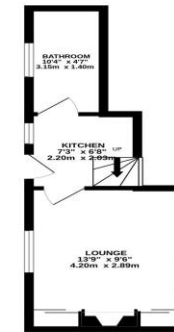
Nestled in a prime position at the end of Cliff Street in Robin Hoods Bay with its own patio and garden area Cliff Cottage has stunning views for miles. This two bedroom cottage dating back in parts to the 1600's offers a vintage feel that takes you back to the world of nostalgic carefree childhood summer beach holidays.

Inside there are paintings of Ethel Walker one of the popular artists of the '30's these were painted by a relative of the owners, Frank Savage who was also an artist and owned the cottage previously (please note these are not included in the sale).

The end of Cliff Street is a popular photographic view point for visitors as being not "right at the bottom" the elevation allows you to see a long way! Entering the cottage there is small kitchen area with cooker, sink and space for a fridge. The bathroom is also downstairs and has a sink, W.C. and bath with a shower above. The lounge is also on this floor with fully panelled walls and windows looking out to the front of the cottage.

On the first floor there is a double bedroom with a feature fireplace built in cupboards and views across the rooftops of the rural aspect behind the property. There are two interesting small seating areas or "lookouts" on this floor that allow you to sit and gaze across the sea from the comfort of within. Ideal for rainy days, sitting reading or having a glass of wine and great that if you are a couple you can have one each should you want some peace and quiet! The top floor has another room which is currently used as the second bedroom. This again has a great view from the gable end and could be perhaps used as an upstairs lounge instead to fully appreciate that aspect.

Outside opposite the cottage there is a paved private patio area which is tucked away from the street, this looks out to sea as well as the garden area which leads down to the sea wall below. There is also a small stone outhouse here as well for storage. Cliff Cottage is suitable for a cash buyer/investor (as there are areas of flying freehold) who is willing to undertake a sympathetic renovation. Although everything works and the property can be stayed in at present it will definitely benefit from further works being done. Please note that this is a Grade II listed building. Call us today to view this amazing cottage and appreciate the fantastic location and views!



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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



Map

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: 9670

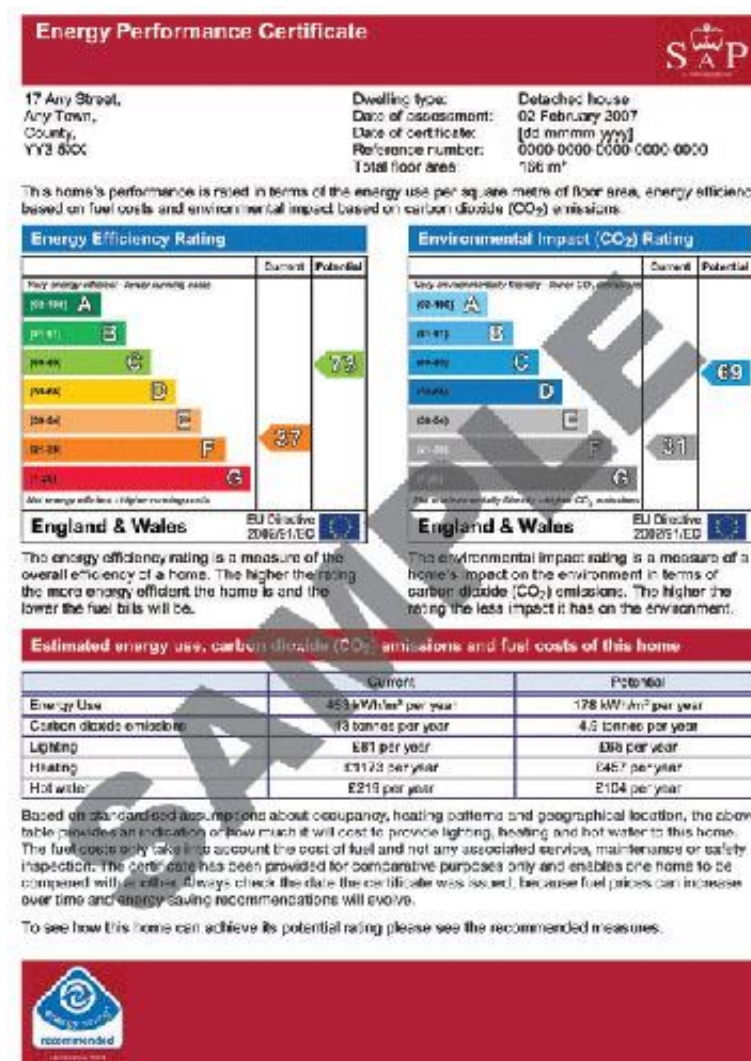
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Astin's

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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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