- Grade II Listed Cottage
- Tucked Away Location yet Close to the Sea & Amenities

-EIGHT BELLS

No Chain

Eight Bells, High Barrass, Staithes. TS13 5DE £190,000





















A cosy and comfortable 2 bedroom Grade II listed cottage tucked away in one of the more private locations in lower Staithes.

This cottage has accommodation on three levels with an open plan living area on the ground floor with underfloor heating in the kitchen floor. Period features include, exposed beams and a sash windows.

The kitchen has been purposely built for this space and is of high quality. There is extra storage space in the under stairs cupboard which could be an ideal space for a washing machine if required.

The first floor has a double bedroom with a window to the front, built in wardrobe and access to the airing cupboard within which is the high pressure hot water cylinder.

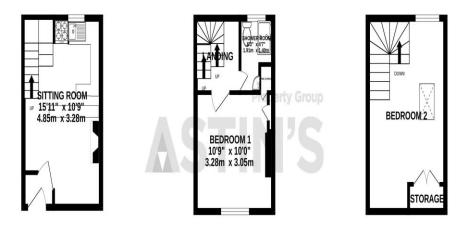
The first floor also has a fully tiled shower room with hand wash basin , W.C, electric towel rail and a shower.

On the top floor there is a second double bedroom with built in under eaves cupboards and a window to the back.

The property has off-peak an electric storage heaters, the heater on the top floor and part of the water heater can be controlled remotely by WiFi so the bedroom can be warm and toasty on arrival.

The name Eight Bells is a nautical reference to the traditional ships watch system. Time was marked by the ringing of the ships bell. A watch was usually four hours so eight bells rang the end of the shift (a bell for each half hour). The terminology is also referred to as a sign of respect for a seafarer who has passed away - or figuratively speaking finished his watch.

If you are looking to get onto the property ladder down in the bottom of village this is a great property to consider as it is very keenly priced and has been lovingly maintained by its current owners who have had the property a long time so there is nothing that needs to be done before taking over ownership. Please call us to book a viewing or also if you need directions to find this hidden little cottage! GROUND FLOOR 167 sq.ft. (15.5 sq.m.) approx. 1ST FLOOR 172 sq.ft. (16.0 sq.m.) approx. 2ND FLOOR 175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.7 sq.m.) approx.

While very attempt has been made to ensure the accuracy of the foorplan contained them, measurements of doors, windows, room and any other times are provinsitied and or opposibility is taken the any error, omission or mis-statement. This plan is for liturative purposes only and should be used as such by any prospective purchase. The services, systems and applicates shon have how to bern tested and no guarantee as to the operating or efficiency can be given. Made with Meepsix C205

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:

The property has mains services except gas which is not available at the bottom of the village.

REF: 2903

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

Whitby, North Yorkshire, YO21 3BB



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 diculds (COs) emissions and fuel costs of this home

	Gurrent	Potontial
Energy Use	453 #Withins' per year	178 kW1/m² per year
Caston dicade emissione	ta tannes par year	4.9 tonnes por your
Lighting	E81 per year	Elia par year
Histop	£1173 perysar	E457 parysar
Hot water	E219 per year	2104 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 yields in the according to flow much it will cest to provide lighting, heating and hot water to this home. The fuel course or yields in the according to the according to account the oper of fuel and not any associated envice, maintenance or usafety inspection. The definition the central fuel and not any associated envice, maintenance or usafety inspection. The central charge schedule the date the certificate was issued, because fuel prices can increase over time and enables can increase over time and enables for provide the monotone will evolve.

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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