



High Street, Staithes,

£375,000



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Lynn Cottage, High Street, Staithes, Saltburn-By-The-Sea,
Cleveland
£375,000

Lying in the historic and sought after fishing village of Staithes, this charming grade II listed cottage oozes so much character and is only a short walk to the beach and harbour so an ideal holiday home. Lynn Cottage is nestled on the high street set back from the road, benefitting from a paved courtyard garden which provides great outdoor space ideal for sitting and chilling and enjoying the evening sun. Internally the property is set out over three floors beautifully presented with an immaculate interior and although has been vastly improved and altered over the years it retains many of its lovely original features and offers so much space for a quaint and cosy cottage. Comprising of spacious sitting room with multi fuel burner, fitted kitchen/dining room, two bedrooms and shower room to the first floor and double bedroom and bathroom to the second floor. The gorgeous harbour village of Staithes sits within the North York Moors National Park and is famous for it's cobbled streets, chocolate-box cottages and nostalgic history you will be truly captivated by its beauty making this a great place for holidaying. An early viewing is essential as properties in this area are extremely sought after and not on the market for long.

ENTRANCE LOBBY

Entrance door opens into the entrance lobby providing an area to hang coats and store shoes further door opens into the entrance hall.

ENTRANCE HALL

With stairs leading to the first floor landing and part wood panelled walls.

SITTING ROOM

3.89m x 3.62m (12'9" x 11'11")

Spacious sitting room with deep bay which overlooks the front courtyard and cottages beyond with window seat, beams to ceiling, shelving to alcove, multi fuel burner and night storage heater.

KITCHEN / DINING ROOM

5.38m x 1.72m (17'8" x 5'8")

Fitted with a range of wall and base units with working surfaces above, display cabinet, electric hob with extractor hood over, electric oven, single drainer sink unit with mixer tap over, window, door to the rear enclosed yard, beams to ceiling, tiled floor and night storage heater.

FIRST FLOOR LANDING

Stairs lead to the first floor landing with feature exposed sandstone, night storage heater and door opening into the rear yard. Further door gives access to stairs to the second floor.

BEDROOM

3.84m x 3.63m (12'7" x 11'11")

Sash window with window seat with pretty views across the village, further window, cupboard and night storage heater.

BEDROOM

3.64m x 1.87m (11'11" x 6'2")

Two windows, beams to ceiling and night storage heater.

SHOWER ROOM

Fitted with a low level WC, pedestal wash hand basin, shower cubicle with electric shower over, part tiled walls, laminate floor, chrome towel radiator and sash window.

SECOND FLOOR

Stairs lead to the second floor landing.

BATHROOM

Corner bath with bath shower mixer over, back to wall WC with concealed cistern, pedestal wash hand basin and vinyl floor.

BEDROOM

3.99m x 2.74m (13'1" x 9'0")

Window with views across the village, electric heater, exposed sandstone and beams.

OUTSIDE

To the front of the property there is a good sized paved enclosed courtyard garden providing a pleasant outdoor seating area. To the rear there is a small enclosed yard.

VIEW FROM FRONT ELEVATION

FLOORPLAN

Laser Tape Clause

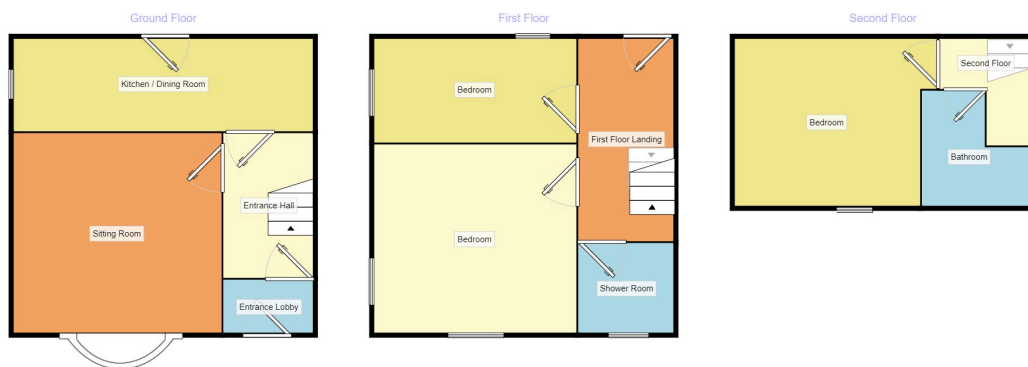
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



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