



01947 601301



2 THE WARREN, HINDERWELL

2 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Stone Cottage with an Outdoor Terrace
- Beautifully Refurbished with Stylish Interiors
- Open Plan Living with French Doors to the Terrace
- Kitchen with Shaker-Style Cabinets & Integrated Appliances
- 2 Bedrooms with a Jack & Jill Bathroom
- Modern Electric Heating & Double-Glazing Throughout
- Village Setting close to the Coast & Moors
- Ideal as a Permanent Residence or Holiday Home

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Outside Space: **TERRACE**
Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



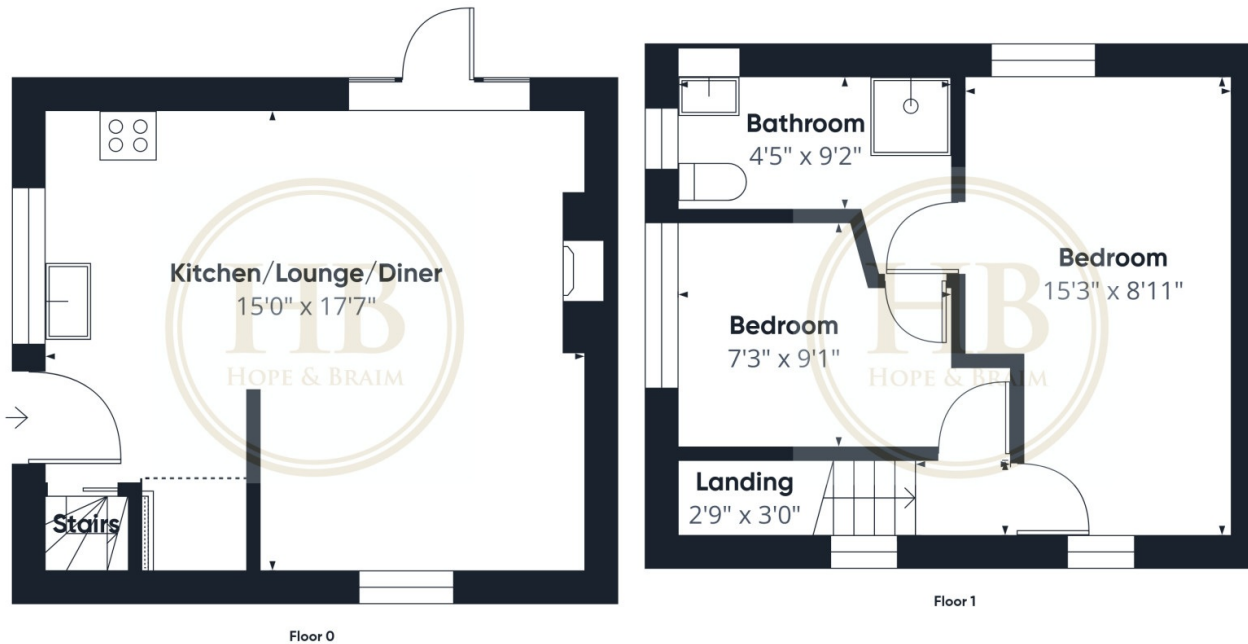
2 THE WARREN, HINDERWELL - 2 bed Cottage -£179,950



Hope & Braim are delighted to present this beautifully refurbished stone cottage, occupying a charming position within the village of Hinderwell on the edge of the North York Moors National Park. Thoughtfully updated throughout, the property combines contemporary styling with traditional character, making it equally suited as a permanent residence or a coastal holiday retreat. The ground floor is arranged around a generous open-plan living and dining space, where light floods in through French doors that open directly onto a private outdoor terrace, a seamless connection between the stylish interior and the fresh Yorkshire air beyond. The kitchen is fitted with shaker-style cabinetry and a full complement of integrated appliances, offering both practicality and a refined finish that is consistent with the standard of refurbishment found throughout. The first floor provides two well-proportioned bedrooms, served by a Jack and Jill bathroom that offers convenience for both rooms while maintaining a clean, uncluttered layout. The bathroom itself reflects the same quality of finish seen across the rest of the property, with contemporary fittings throughout. Practical considerations have been equally well addressed, with modern electric heating and double glazing installed throughout, ensuring the cottage is comfortable and efficient across all seasons. Outside, the terrace provides an ideal setting for outdoor dining and relaxation, with the surrounding village offering a quiet and characterful environment. Hinderwell sits within easy reach of the heritage coastline, with Runswick Bay and Staithes both a short drive away, while the dramatic moorland landscape of the North York Moors National Park lies directly on the doorstep.



2 THE WARREN, HINDERWELL- 2 bed Cottage -£179,950



Approximate total area⁽¹⁾
520 ft²

Reduced headroom
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
Best energy efficient - lower running costs	Current	Potential
92-100 A		91
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G	11	
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

