



01947 601301



APRIL COTTAGE, PORT MULGRAVE

2 BED COTTAGE



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PROPERTY FEATURES

- Terraced Cottage with a South-Facing Yard
- Cosy Lounge with a Fireplace & Log Burner
- Open Plan Kitchen/Diner with Bespoke Cabinetry
- 2 Bedrooms with an Adjoining Room
- Downstairs Bathroom with a Walk in Shower
- Electric Heating & Double-Glazing Throughout
- Utility Room with Plumbing for a Washing Machine
- Enclosed Yard with Picket Fence & Outdoor Store

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

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APRIL COTTAGE, PORT MULGRAVE- 2 bed Cottage -£180,000



Hope & Braim are delighted to present this charming, terraced cottage situated in the coastal hamlet of Port Mulgrave, set within the North York Moors National Park and positioned along the renowned Cleveland Way. A characterful property offering well-proportioned accommodation across two floors, the cottage combines period charm with practical modern comforts throughout. The ground floor opens to a cosy lounge centred around a fireplace housing a log burner, creating a warm and inviting focal point ideal for the cooler North Yorkshire seasons. To the rear, an open plan kitchen and dining room has been thoughtfully appointed with bespoke cabinetry, providing a stylish and functional space for everyday living and entertaining. A well-appointed downstairs bathroom completes the ground floor, featuring a generous walk-in shower enclosure. There is a separate utility room that has plumbing for a washing machine located off the yard. To the first floor, the property provides two bedrooms alongside an adjoining room currently dressed as a child's bedroom, offering flexibility to suit a variety of purchaser requirements, whether as a family home, holiday retreat, or investment property. The cottage benefits from electric heating and double glazing throughout, ensuring comfort and efficiency year-round. To the rear, an enclosed south-facing yard provides a pleasingly private outdoor space, bordered by a picket fence and complemented by a useful outdoor store. Port Mulgrave is a tucked-away coastal hamlet of considerable charm, with the Cleveland Way passing directly through the village and open moorland and coastal paths within easy reach. Day-to-day amenities including a village shop, public house, and church are available in the nearby village of Hinderwell, a short distance away.



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Floor 0



Floor 1



Approximate total area⁽¹⁾
502 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.

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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