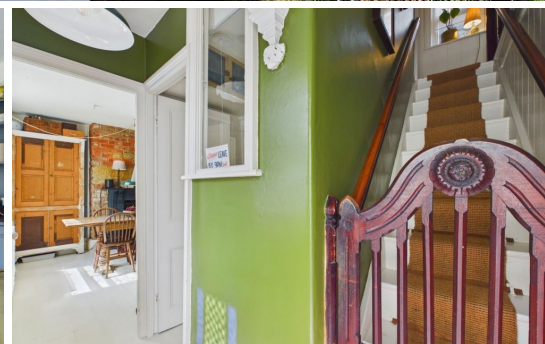




01947 601301

AMPLEGARTH, ROBIN HOODS BAY

4 BED CHARACTER PROPERTY



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PROPERTY FEATURES

- Period Home with Annexe Holiday Let
- Beautifully Curated Interiors with Quality Fittings
- Lounge with Log Burner & Built-in Cabinetry
- Open Plan Kitchen/Diner with Bespoke Cabinets & Slate Worktops
- First Floor Sitting Room with Fireplace & Glazed Cabinetry
- 4 Bedrooms, 2 Bathrooms & Downstairs WC
- Bunk Room with En-Suite & Private Terrace
- Close to the Beach & Village Amenities

Type: **CHARACTER PROPERTY**

Availability: **FOR SALE**

Bedrooms: **4**

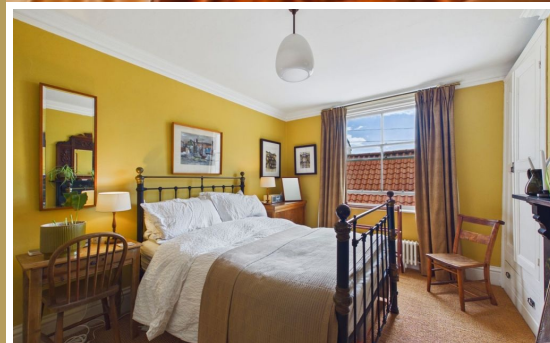
Bathrooms: **3**

Reception Rooms: **2**

Outside Space: **TERRACE**

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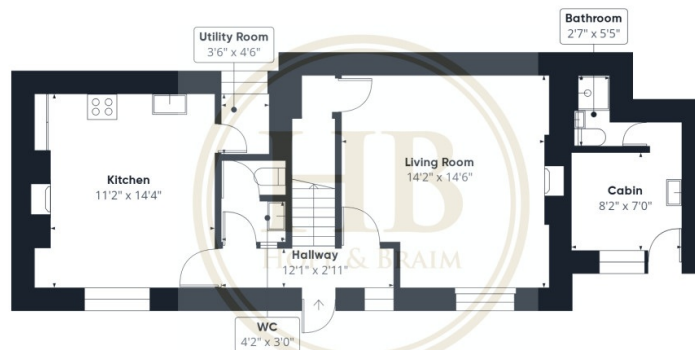
AMPLEGARTH, ROBIN HOODS BAY- 4 bed Character Property -£675,000



Hope & Braim are delighted to present Amplegarth, a beautifully presented period home with a self-contained annexe, occupying a sought-after position on Littlewood Terrace in Robin Hood's Bay, within easy reach of both the beach and village amenities. The main house has been thoughtfully curated throughout, combining period character with quality fittings and a genuinely stylish finish. The lounge is a particularly inviting space, centred around a log burner and flanked by handsome built-in cabinetry. The open-plan kitchen/diner continues the high standard, fitted with bespoke cabinets and slate worktops, and offering a sociable hub for everyday living and entertaining. To the first floor, a sitting room provides further flexible living space, complete with a period fireplace and glazed cabinetry. In total, the property offers four bedrooms and two bathrooms, together with the practical addition of a downstairs WC. The self-contained bunk room annexe is a real asset, benefiting from its own ensuite and private terrace, and would suit family overflow, guest accommodation, or continued use as a successful holiday let. Robin Hood's Bay itself needs little introduction, with its tumble of red-roofed cottages, working harbour, and dramatic coastal setting drawing visitors year-round. Amplegarth's position places residents and guests within easy walking distance of the beach, the village's independent shops, cafés and pubs, while the wider North Yorkshire coast and moors are readily accessible for walking, cycling and exploring. Combining characterful period charm with a well-considered, quality interior and flexible annexe accommodation, Amplegarth represents a versatile home with strong holiday let credentials. An internal viewing is highly recommended to fully appreciate the quality of finish and the accommodation on offer.



AMPLEGARTH, ROBIN HOODS BAY- 4 bed Character Property -£675,000



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1517 ft²

Reduced headroom

108 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

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.

