



Gatehouse Cottage, Whitby, YO21 3ST

Guide price £300,000



1



1



1



C



PRIME
RESIDENTIAL



Gatehouse Cottage

BEAUTIFUL COASTAL COTTAGE WITH EXCELLENT PRIVATE PARKING, GARDEN AND SEA VIEWS. PERFECT HOLIDAY RETREAT OR INVESTMENT PROPERTY

Stunning coastal holiday home just steps away from the beach and the superb amenities of the luxurious Saltmoore Estate. Ideally placed between the quiet charm of Sandsend and the bustle of historic Whitby.

Accommodation comprises:-

Entrance hall, sitting room, kitchen, WC, bedroom, Bathroom

Private garden and 3 parking spaces

DESCRIPTION

A beautifully presented one bedroom end-terrace stone-built holiday cottage, enjoying an elevated position at the entrance to the much-admired Saltmoore Estate, with far-reaching sea views, three private parking spaces and a charming elevated garden.

The cottage combines traditional character with contemporary comfort, featuring natural finishes including oak doors and flooring. The well-equipped modern kitchen and stylish contemporary bathroom complement the character of the property, creating an appealing and effortlessly comfortable home which benefits from gas central heating (underfloor to the ground), and double glazing throughout.

The accommodation briefly comprises an entrance hall, WC, well-equipped modern kitchen with granite work surfaces, sitting room with dining area and log burner, first floor double bedroom and contemporary bathroom.

Outside, the property benefits from a delightful private garden which can also be accessed from the sitting room and is thoughtfully positioned to take advantage of the elevated setting and sea views. There are also three private parking spaces, a particularly valuable feature in this sought-after coastal location.

Situated at the entrance to the highly regarded Saltmoore Estate with its luxury Hotel and Spa, the property enjoys a peaceful setting just off Sandsend Road, whilst being conveniently placed for the dramatic Yorkshire coastline, vast sandy beaches and the excellent amenities of nearby Whitby.

A characterful coastal cottage with excellent private parking, garden and sea views — this stunning holiday cottage makes an ideal private retreat or investment property and is currently operating as a successful holiday cottage.

Agent's Note:- The property has permitted use solely as a holiday cottage and is not authorised for use as a permanent residential dwelling or as the purchaser's principal residence. Water is via a private supply from Saltmoore Hotel. Drainage is via septic tank.

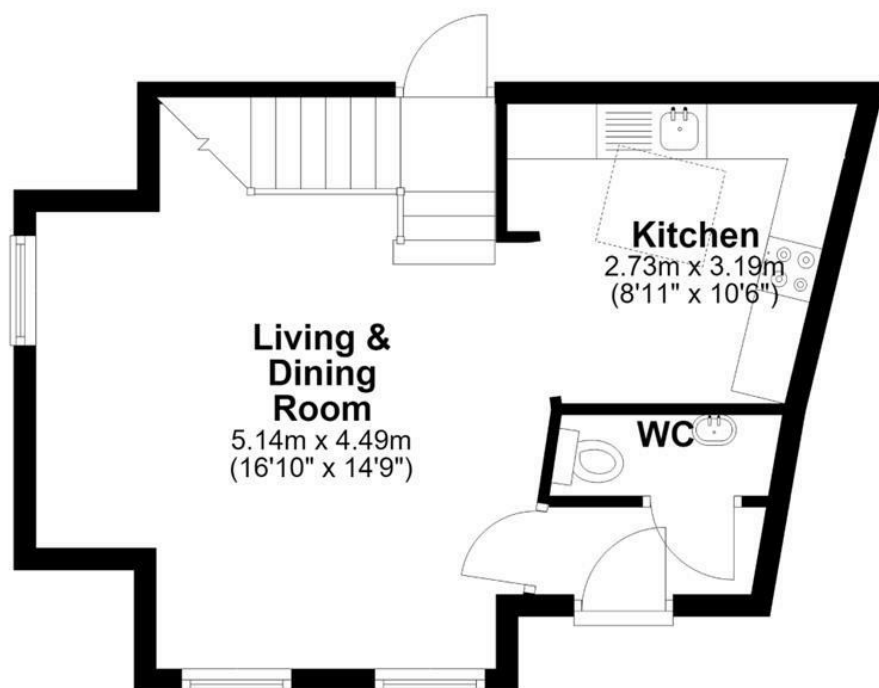
- **Charming one bedroom end-terrace stone-built holiday cottage**
- **Elevated position with delightful sea views**
- **Prominent position at the entrance to the much-admired Saltmoore Estate**
- **Delightful sitting room with log burner**
- **Contemporary kitchen with quality fitted appliances**
- **Stylish bathroom**
- **Gas central heating and double glazing throughout**
- **Generous private gardens with sea views and 3 Private parking spaces**
- **Lovely quiet location between Sandsend and Whitby**
- **Permitted use as Holiday Cottage and not as permanent residence**

Leasehold



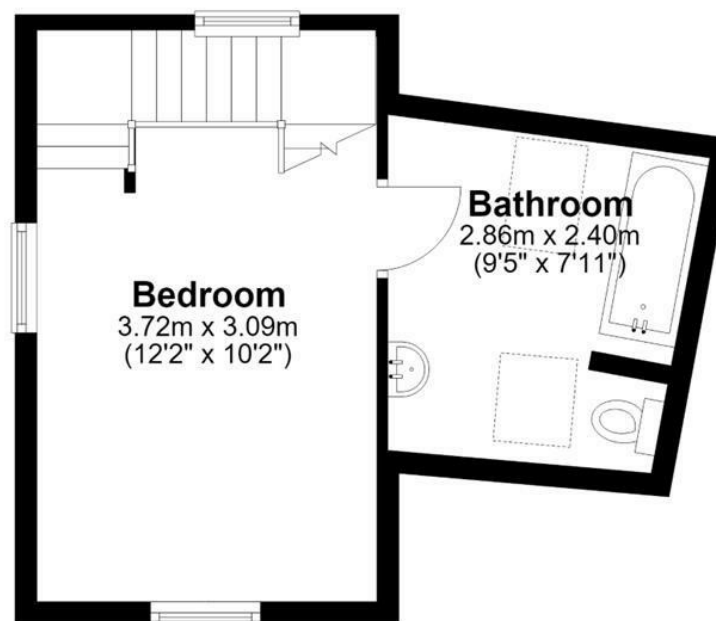
Ground Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.2 sq. feet)



Total area: approx. 55.8 sq. metres (600.1 sq. feet)

Not to scale-for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified.

Prepared by Andrew N Wilson Photography
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

YORK SCIENCE PARK, INNOVATION CENTRE INNOVATION WAY, HESLINGTON, YORK, NORTH YORKS, YO10 5DG

T. 01904 202820 | E. info@prime-resi.com

WWW.PRIME-RESI.COM