



01947 601301

1 CROFT FARM, RUSWARP

2 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- End of Terrace Cottage with Parking
- 1,100 sq ft of Accommodation over 3 Floors
- Kitchen/Diner with Bespoke Cabinetry with Oak & Granite Worktops
- First-Floor Lounge with French Doors onto a Balcony
- 2 Bedrooms, 1 Bathroom & Downstairs WC
- Gas Central Heating Throughout
- Established Holiday let that could be a Permanent Home
- Small Outdoor Patio & Parking for 3 Cars

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **2**

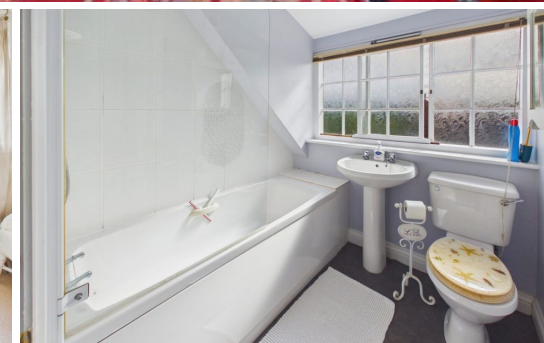
Parking: **ALLOCATED PARKING**

Outside Space: **PATIO**

Tenure: **FREEHOLD**

01947 601301

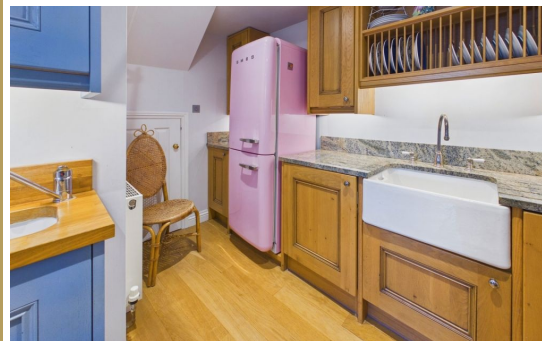
www.hopeandbraimstateagents.co.uk



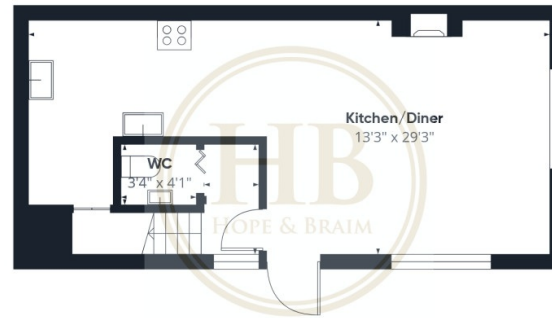
1 CROFT FARM, RUSWARP- 2 bed Cottage -£275,000



Hope & Braim are delighted to present 1 Croft Farm, an end-of-terrace cottage in Ruswarp offering 1,100 sq ft of accommodation arranged over three floors, with the benefit of views across open fields. Built in 2002 this development comprises of four terraced cottages arranged around a gravelled courtyard located on the edge of the village. The layout has been thoughtfully designed to make the most of the space, with an open plan kitchen/diner fitted with bespoke cabinetry and oak and granite worktops forming the heart of the ground floor, alongside a downstairs WC for added convenience. The first-floor lounge is a particular highlight, with French doors opening onto a balcony that takes in the surrounding field views. Two bedrooms and a bathroom complete the accommodation, with gas central heating fitted throughout to ensure comfort in every season. Outside, a small outdoor patio provides a pleasant spot to sit and take in the rural outlook, while parking for three cars is a notable feature for a property in this setting. The cottage is an established holiday let with a proven track record, offering a ready-made opportunity for those looking to continue its letting business. Alternatively, this could readily be a permanent home in a village setting. Its position in Ruswarp, just outside Whitby, combines a peaceful, rural setting with easy access to the town and its amenities. This is a characterful cottage with genuinely spacious accommodation for its type, arranged over three floors and finished to a good standard throughout.



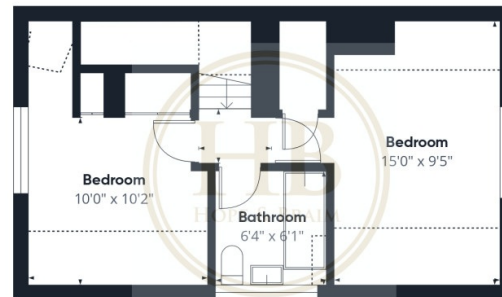
1 CROFT FARM, RUSWARP- 2 bed Cottage -£275,000



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1109 ft²

Reduced headroom

89 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.

