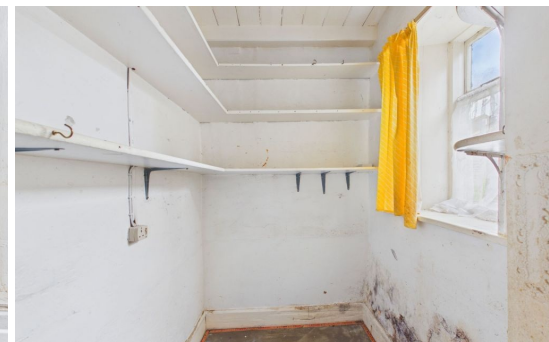




01947 601301

2 MOORLAND TERRACE, FYLLINGTHORPE

2 BED COTTAGE



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PROPERTY FEATURES

- Period Home in Need of Refurbishment
- Generous South-Facing Garden
- 3 Floors of Accommodation
- Living Room with Fireplace & Beamed Ceiling
- Small Kitchen & Separate Pantry
- 2 Double Bedrooms & 1 Bathroom Suite
- Close to Village Amenities including Pub & Shop
- Subject to a Chomley lease of 1000 years from the 1600s. Please see notes in the Property Description.

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

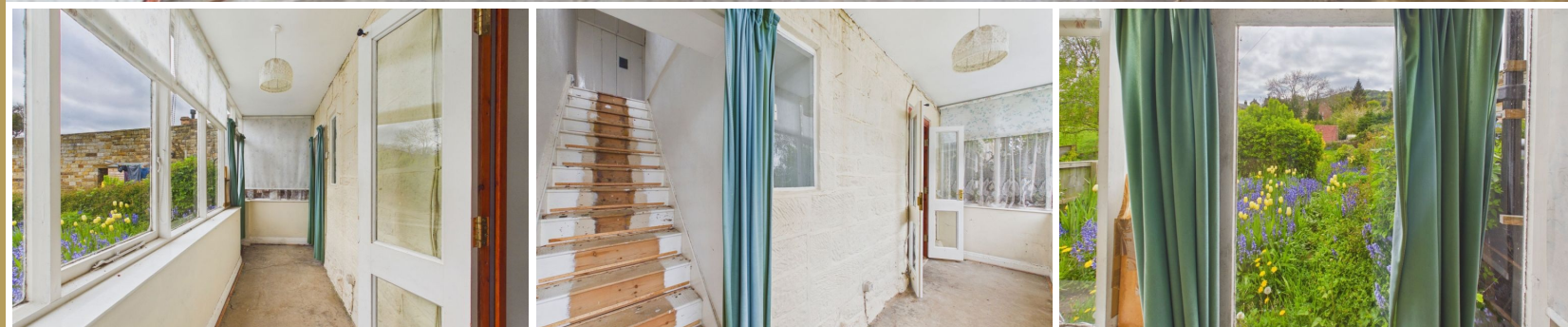
Reception Rooms: **1**

Outside Space: **SOUTH FACING GARDEN**

Tenure: **LEASEHOLD**

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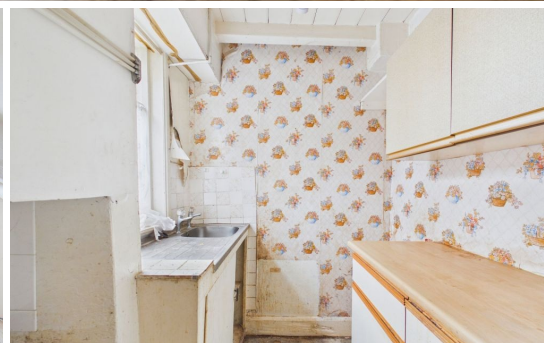
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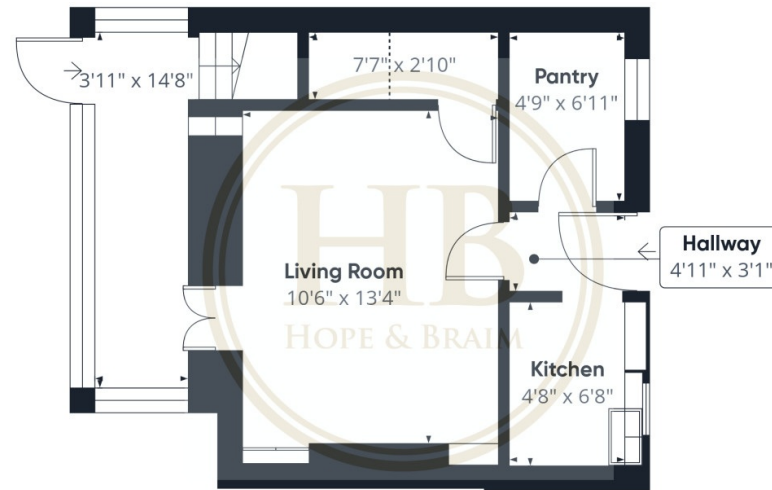
2 MOORLAND TERRACE, FYLINGTHORPE- 2 bed Cottage -£199,950



Hope & Braim are delighted to present this intriguing period home, believed to have formed part of the former workhouse of Fylingthorpe village and dating from the late eighteenth century. The property presents an attractive façade of herringbone dressed stonework beneath a slate roof — a distinctive and handsome example of vernacular North Yorkshire architecture that speaks quietly to its age and origins. Arranged over three floors, the accommodation needs refurbishment throughout and offers considerable potential for the buyer with an eye for character and history. On the ground floor, a living room with fireplace and beamed ceiling provides an immediate sense of the building's age and warmth, accompanied by a small kitchen and separate pantry. A double bedroom and a bathroom suite are found on the first floor, with a second double bedroom above and within the roof space and having a dormer window overlooking the gardens. To the rear, a generous south-facing garden is a particularly welcome feature, private, well-proportioned, and well-suited to outdoor living during the warmer months. Fylingthorpe is a quiet and well-regarded village situated close to Robin Hood's Bay, with local amenities including a pub and shop within comfortable reach. The dramatic North Yorkshire coast and the surrounding moorland of the National Park are accessible in a matter of minutes, making this an appealing base for those seeking a slower pace of life in a landscape of genuine distinction. A property of authentic character and real potential, offered to the market in need of full refurbishment. Many properties in Whitby and Robin Hoods Bay are subject to ancient Chomley leases. Sir Hugh Chomley – Knight of Whitby owned swathes of land in Whitby and Scarborough during the reign of Charles I (1600s). Sir Chomley granted leases of land in Whitby to individuals usually for a term of around 1000 years. These properties are therefore still classed as leasehold even though in many cases the lease has been lost and thus the details are unknown. However, they are not like usual leasehold properties where owners pay a ground rent to a freeholder and the freeholder is



2 MOORLAND TERRACE, FYLINGTHORPE- 2 bed Cottage -£199,950



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

820 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.

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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.

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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.

