

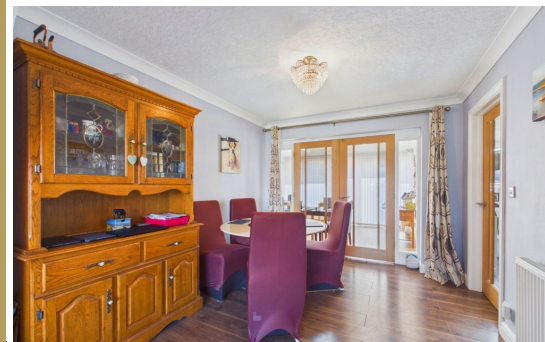


01947 601301



2 MILL LANE, LOW
HAWSKER

6 BED DETACHED BUNGALOW



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PROPERTY FEATURES

- Substantial Dormer Bungalow on a Generous Plot
- 2,500 sq ft of Accommodation over 2 Floors
- Open Plan Living with Lounge/Diner plus Conservatory
- Principal Bedroom Suite with Dressing Room & Bathroom
- Side Extension adding 3 En-suite Bedrooms
- Gas Central Heating & Double-Glazing Throughout
- In and Out Driveway with Parking for Several Cars
- Rear Garden with Sunken Patio and Lawn
- Residential Dwelling trading as "Lazy Days B&B" with 3 Letting Rooms
- Village location between Whitby and Robin Hoods Bay

Type: **DETACHED BUNGALOW**

Availability: **FOR SALE**

Bedrooms: **6**

Bathrooms: **5**

Reception Rooms: **3**

Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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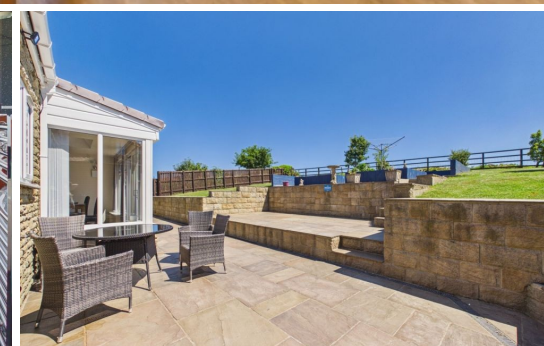
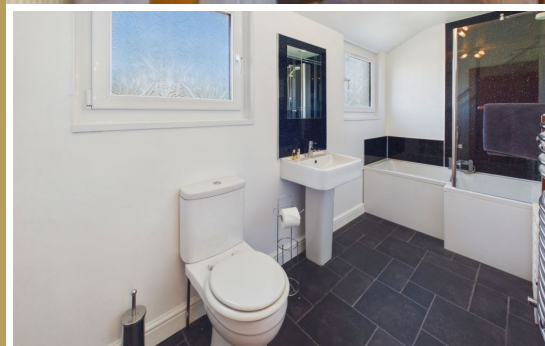
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2 MILL LANE, LOW HAWSKER- 6 bed Detached Bungalow -£565,000



Hope & Braim are delighted to present this substantial dormer bungalow occupying a generous plot in the village of Low Hawsker, ideally situated between Whitby and Robin Hood's Bay. Extending to approximately 2,500 sq ft over two floors, the property offers versatile and extensive accommodation, further enhanced by an established letting business trading as "Lazy Days B&B". The ground floor centres on an open-plan lounge/diner leading through to a conservatory, providing bright and flexible living space with garden outlook. A separate kitchen is fitted with pine cabinetry and integrated appliances. The principal bedroom suite is also located on the ground floor, comprising a dressing room and en-suite bathroom, ideal for single-storey living. A side extension has added three further en-suite bedrooms, bringing the total to six bedrooms and five bathrooms, three of which operate as letting rooms for the current bed and breakfast enterprise, offering an incoming purchaser a ready-made income opportunity alongside private family accommodation. Gas central heating and double-glazing are fitted throughout, ensuring comfort and efficiency in all seasons. Outside, an in-and-out driveway provides parking for several vehicles, a particular advantage for a business of this nature, whilst the rear garden features a sunken patio and lawned area, well suited to outdoor entertaining or guest use. Low Hawsker offers a peaceful village setting whilst remaining within easy reach of both Whitby, with its harbour, abbey and railway links, and the dramatic coastal scenery of Robin Hood's Bay. The surrounding North Yorkshire coastline and moorland provide an appealing draw for visitors, supporting the letting side of the business. This is a rare chance to acquire a substantial family home combined with an operational letting enterprise in a sought-after coastal location. Viewing is highly recommended to appreciate the scale, flexibility and business potential of this property.



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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. 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.