



01947 601301



NEWTON COTTAGE, FYLINGTHORPE

2 BED COTTAGE



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PROPERTY FEATURES

- Period Stone Cottage with a Private Yard
- Successful Holiday Let that comes Fully Furnished
- Lounge/Diner & Kitchen with Integrated Appliances
- 2 Bedrooms & 1 Modern Shower Suite
- Gas Central Heating & Double-Glazing Throughout
- Rear Yard with 2 Outbuildings with Power
- Located Opposite the Village Pub & Shop
- Close to the Coastal Village of Robin Hoods Bay

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Outside Space: **YARD**
Tenure: **FREEHOLD**

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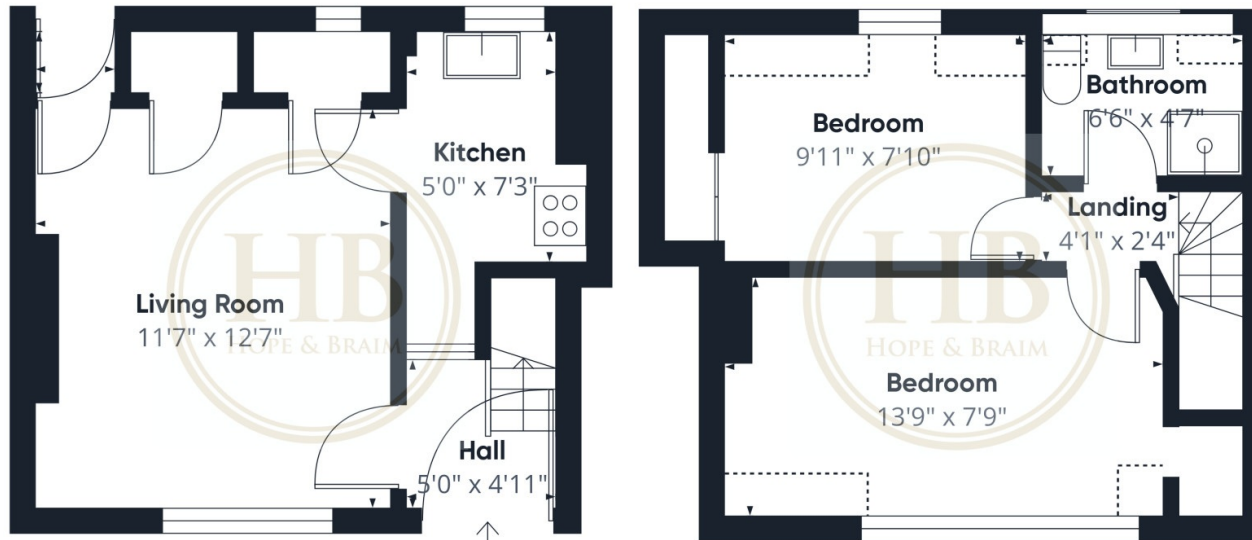
NEWTON COTTAGE, FYLINGTHORPE- 2 bed Cottage -£250,000



Hope & Braim are delighted to present Newton Cottage, a characterful period stone cottage situated in the village of Fylingthorpe, positioned opposite the village pub and shop and within easy reach of the popular coastal village of Robin Hood's Bay. The cottage has operated as a successful holiday let for the current owners and will be offered for sale fully furnished, providing an attractive turn-key opportunity for those looking to acquire an income-generating property in a sought-after corner of the North Yorkshire coast. Internally, the ground floor comprises a well-proportioned lounge and dining area alongside a kitchen fitted with integrated appliances. On the first floor, there are two bedrooms and a modern shower room. Gas central heating and double-glazing are fitted throughout, ensuring the cottage remains comfortable across all seasons. To the rear, the property benefits from a private yard, a useful outdoor space for guests, together with two outbuildings, one with power connected, offering practical storage or potential for a variety of ancillary uses. Externally, the stone façade is characteristic of the local vernacular, lending the cottage an authentic charm that will appeal to holiday guests and buyers alike. The village setting, with its immediate access to local amenities and proximity to Robin Hood's Bay, makes Fylingthorpe a particularly desirable location for the holiday let market. Those seeking a well-positioned, income-producing holiday cottage in this much-visited stretch of the North Yorkshire coast are encouraged to arrange an internal viewing to appreciate the full appeal of Newton Cottage.



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Floor 0

Floor 1



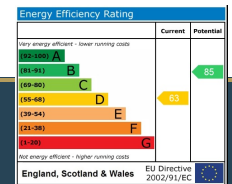
Approximate total area⁽¹⁾
501 ft²
Reduced headroom
19 ft²

(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. 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.

