



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

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Estate Agents

1 EDEN COTTAGES, NEWHOLM, Nr WHITBY

Whitby approximately 1.5 miles



A BEAUTIFULLY PRESENTED & SPACIOUS 2 BEDROOM SEMI-DETACHED COTTAGE IN THIS DELIGHTFUL VILLAGE, SITUATED JUST INLAND FROM WHITBY AND THE GOLDEN BEACHES OF SANDSEND. A TURN-KEY PROPERTY, THIS CHARMING COTTAGE IS PERFECT WHETHER LOOKING FOR A PERMANENT HOME OR HOLIDAY COTTAGE

Accommodation:

Ground Floor: Lounge, Dining Kitchen, WC Cloakroom.

First Floor: Landing, Double Bedrooms, Bathroom. Second Floor: Attic Bedroom

Guide Price- £240,000

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PARTICULARS OF SALE

No.1 Eden Cottages is one of a pair of attractive stone built cottages situated in the lovely village of Newholm. Backing onto open fields, the cottage has many delightful features including open beams, shuttered windows, a period fire grate and the cosy warming of a wood burning stove in the lounge, whilst having all benefits of the modern world available including uPVC double glazed windows and beautifully fitted bathroom and kitchen.

Beautifully presented throughout, the cottage is perfect whether looking for a permanent home, bolt-hole or use for commercial holiday letting.

For those who don't know it, Newholm has the most delightful situation, just a mile from Whitby, avoiding the hustle and bustle of the main tourist throng whilst being in easy reach for a visit; the golden sands of Sandsend beach are within walking distance, whilst the beautiful landscape of the NYMNP surrounds the cottage, with the Esk Valley and moors within easy reach.

Early viewing is highly recommended.

Approached from the front the uPVC entrance door opens into...



Lounge: With windows to the front and side n, laminated floor (which continues throughout the ground floor), open beamed ceilings and recessed fireplace with wood burning stove and Oak over-mantle. An open staircase leads to the first floor and a panelled door leads into the ...



Kitchen Diner: Having cream Shaker style base units with Beech working surfaces and matching wall cupboards over. There is a space for a range cooker (LPG) , inset "Belfast" ceramic sink, integral automatic washing machine and dishwasher, and fridge and freezer. There are windows to the side and a stable door giving access the side.



WC Cloakroom: With low flush Suite and wash hand-basin.

First Floor:

From the lounge, a staircase rises to a landing which has a staircase to 2nd floor and panelled doors opening to...



Double Bedroom: To the front of the house, there is an uPVC double glazed window with slated shutters, and original fire grate and open beamed ceiling. There is a built in wardrobe within which is situated the high pressure cylinder and the in-line heater which supplies the central heating system.

Bathroom: With walk-in shower cubicle, W.C and hand basin with vanity unit. ½ tiling to the walls and shutters to window.



Attic Bedroom: A spacious double room with Velux window and gable window at the top of the stairs, two sets of fitted wardrobe, stripped and polished wood floors and exposed joists.



Externally

To the rear of the property is a small outside store which provides useful storage



IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

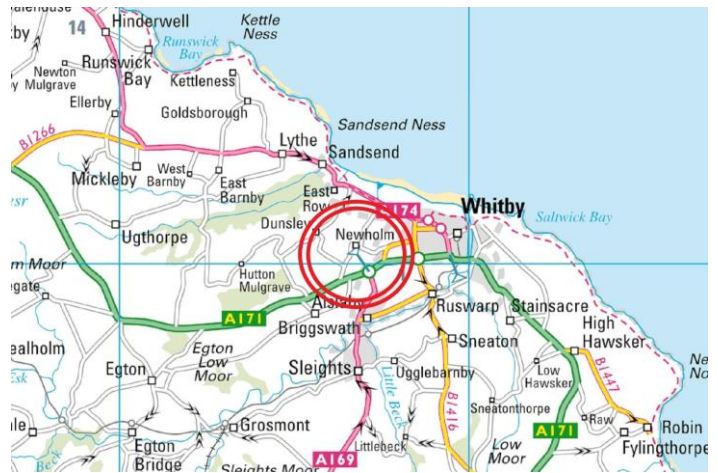
GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Services: The house is connected to mains water, electricity, and drainage.



Directions: From Whitby take to the A171 moor road out of town towards Guisborough, passing straight over the A171/Sleights roundabout before taking the next right turn marked for Dunsley & Newholm. Continue along the lane until you reach the village of Newholm going around the left-hand bend with Eden Cottages lying to your right. See also location plans.



What3Words: rooster.crusher.political

Tenure: Freehold.

Post Code: YO21 3QY

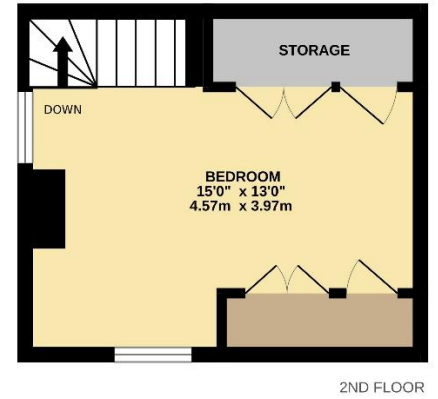
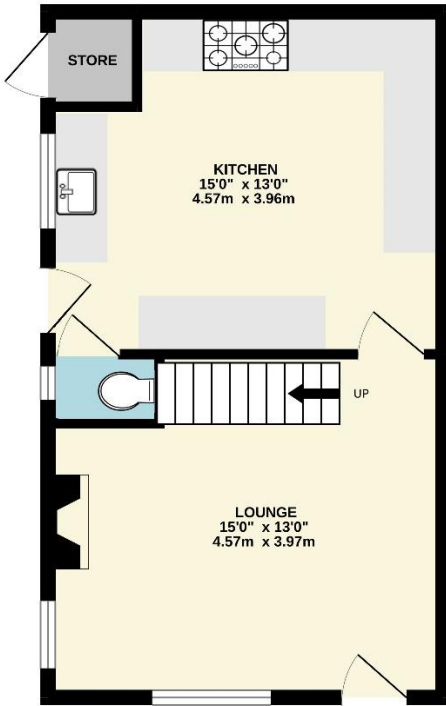
Council Tax Banding: Band 'B'. North Yorkshire Council. Tel 0300 1312131.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	22 F	
1-20	G		



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TOTAL FLOOR AREA : 767 sq.ft. (71.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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