

RICHARDSON & SMITH

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HALF INCH COTTAGE 3 THE WARREN, HINDERWELL SALTBURN-BY-THE-SEA



A QUIRKY, BEAUTIFULLY PRESENTED 1-2 BEDROOM COTTAGE SITUATED IN THIS POPULAR VILLAGE CLOSE TO RUNSWICK, STAITHES AND THE HERITAGE COAST. FULLY RENOVATED BY THE VENDORS, THIS DELIGHTFUL STONE COTTAGE MIXES THE MODERN WITH THE TRADITIONAL AND WOULD MAKE A PERFECT HOLIDAY BOLTHOLE OR INVESTMENT PROPERTY

Accommodation:

Ground Floor: Kitchen, Lounge, W.C

First Floor: Stairs, Double Bedroom, Shower Room.

Second Floor: Attic Bedroom

Outside: Small Garden Seating Area

Guide Price: £159,950

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

Situated in a row of similar cottages just off the High Street in Hinderwell, Half Inch Cottage is a delightful cottage that really fits the bill if you are looking for a getaway from it all bolt hole, or a potentially profitable holiday cottage. By stripping back to the bare bones the vendors have fully modernized the cottage, with attention to detail at every point, create a most delightful property. Double glazing, the latest Dimplex Quantum heaters and even a new wood burning stove make for very efficient living whilst the installation of a downstairs toilet is a most useful addition. Although the second bedroom is accessed through the first, for families this should prove no problem and with outside space and ample on-street parking close by the cottage ticks many boxes.

The village facilities are all within walking distance and include pub, a village tea room, traditional fish & chip shop and well-stocked butchers/local shop. Runswick and Staithes are just down the road, as well as a multitude of walks on the doorstep as well as the glories of North Yorkshire Moors National Park and the Cleveland Way coastal path.

The contents of the cottage are available by separate negotiation and is a little gem that should be viewed to be fully appreciated.

Approached from the track into The Warren, a half-glazed uPVC door opens into the...

Galley Kitchen: Although small, it is perfectly formed and equipped having modern Shaker style units with Beech working surfaces, tiled splash-backs and inset stainless steel sink unit. There is a built-in small ceramic hob with overhead extractor hood with wiring underneath for an oven. There is space for a fridge. A large uPVC double glazed window to the front allows ample light into this area. A traditional wooden door allows access to the

Lounge: Again, a delightful room with uPVC door and bay window overlooking the garden area, further small uPVC window to the opposite side and central fireplace with inset wood burning stove. The stone is stone flagged whilst there is a further door to the stairs to the first floor and door through to the...



Cloakroom: With w.c and handbasin. Heated chrome towel rail.



FIRST FLOOR

A small landing area, with store off, allows access to the

Double Bedroom: A light airy room with uPVC window to the front, downlighting and open beamed ceilings. There is a door to the stairs to the attic bedroom. At the end of the room is a partition, to one side a walk-in wardrobe, to the other the.....

En-Suite Shower Room: Having a modern white suite comprising w.c, hand-basin with vanity unit beneath and large walk-in shower. There is a heated towel rail and full tiling to the walls.

SECOND FLOOR

Attic Bedroom: With uPVC gable window and built-in storage cupboards to the rear.



OUTSIDE

From the lounge a door leads to a small yard/ garden area to the front of the property. It should be noted that there is a footpath with a right of access to the neighboring 2 cottages one of which runs through the garden, although both cottages have preferred alternative access and is therefore used very little. The path runs down to the main street.

Off the track to The Warren is an outside store which belongs to this cottage which has electric and plumbing for a washing machine.



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.



Directions: From Richardson & Smith's office in Whitby take the A174 coast road, passing through Sandsend and Lythe to Hinderwell. Travel approximately $\frac{3}{4}$'s of the way through the village and The Warren is on the left hand side. Park on the road side and follow small private road which leads to all the cottages and No 3 is the third property on the left.

What3words : recount.apparatus.recoup

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

Services: The property is connected to mains electric, water and drainage.

Council Tax Banding: 'A' North Yorkshire Council 01723 232323

Post Code: TS13 5JL

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.



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property if you are considering selling



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