



01947 601301

70 ROSEDALE LANE, PORT MULGRAVE

2 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Charming Cottage close to the Coast
- Cosy Lounge with Log Burning Stove
- Galley Kitchen with Integrated Appliances
- Downstairs Bathroom with Slipper Bath & shower
- 2 Bedrooms, 1 Double & 1 Twin Bedrooms
- Gas Central Heating & Double-Glazing
- Garden Room with Double Doors to the Lounge
- Enclosed Yard with Outbuilding & Outdoor Sink

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

01947 601301

www.hopeandbraimestateagents.co.uk



70 ROSEDALE LANE, PORT MULGRAVE- 2 bed Cottage -£199,950



This charming cottage offers an exceptional opportunity to acquire a thriving holiday let in one of North Yorkshire's most picturesque coastal villages. Port Mulgrave, with its dramatic clifftop setting and historic harbour, provides the perfect backdrop for this well-established business. The accommodation is thoughtfully arranged across two floors, beginning with a welcoming entrance that leads to the cosy lounge featuring an attractive log burning stove, creating the ideal ambience for relaxing evenings. The galley kitchen is equipped with integrated appliances, whilst the ground floor bathroom showcases a characterful slipper bath with shower facilities. Upstairs, two well-proportioned bedrooms await, comprising one double and one twin, both offering comfortable sleeping arrangements for guests. Throughout, the property benefits from gas central heating and double-glazing, ensuring year-round comfort. A particular highlight is the versatile garden room, accessed via double doors from the lounge, providing additional living space that captures natural light and extends the entertaining areas. Outside, the enclosed yard offers practical amenities including an outbuilding and outdoor sink, perfect for storing equipment and washing sandy feet after coastal adventures. The location proves exceptional for walking enthusiasts, with the renowned Cleveland Way footpath passing through the village, offering spectacular coastal scenery and access to nearby beaches and coves. Port Mulgrave itself retains a timeless charm, with its intimate community and unspoilt character attracting discerning visitors seeking an authentic coastal experience. Offered fully furnished and ready for immediate occupation, this represents a rare opportunity to acquire an established holiday let business in an enviable location, where the combination of characterful accommodation and stunning coastal surroundings continues to attract returning guests throughout the seasons.



70 ROSEDALE LANE, PORT MULGRAVE- 2 bed Cottage -£199,950



Approximate total area⁽¹⁾
590 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.

GIRAFFE360



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.

