



01947 601301

70 ROSEDALE LANE,  
PORT MULGRAVE

2 BED COTTAGE



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## 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

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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.



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Floor 0



Floor 1



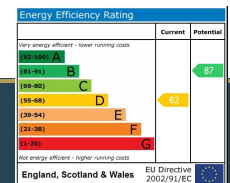
Approximate total area<sup>(1)</sup>  
590 ft<sup>2</sup>

(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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