



01947 601301



CLIFF DENE, 46 STAITHES LANE

5 BED CHARACTER PROPERTY



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PROPERTY FEATURES

- Victorian Villa with Sea Views & Parking
- Recently Refurbished to a High Standard
- Period Features include High Ceilings & Fireplaces
- Stunning Kitchen/Family Room with Log Burner & French Doors
- Utility Room & Downstairs WC
- 5 Bedrooms & 2 Modern Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Decked Front Garden & Enclosed Yard with Outhouse

Type: **CHARACTER PROPERTY**

Availability: **FOR SALE**

Bedrooms: **5**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **GARAGE**

Outside Space: **GARDEN, YARD**

Tenure: **FREEHOLD**

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CLIFF DENE, 46 STAITHES LANE- 5 bed Character Property -£425,000



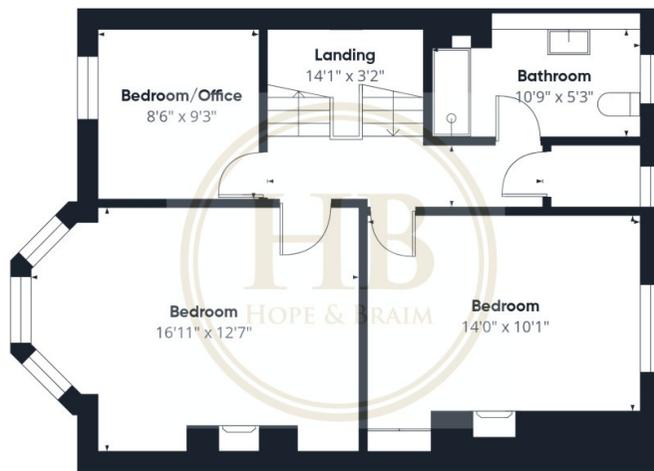
Hope & Braim are delighted to present Cliff Dene in Staithes to the market. Commanding enviable sea views from its elevated position in Staithes, this handsome Victorian Villa has been meticulously refurbished to marry period grandeur with contemporary family living. Recently enhanced to exacting standards, it presents a rare opportunity to acquire a substantial home with historic character and quality fixtures & fittings. Period features abound throughout. High ceilings create impressive proportions, whilst original fireplaces provide focal points of timeless appeal. The stunning kitchen/family room is the heart of this home—a magnificent space where a warming log burner and French doors combine to create an atmosphere both convivial and connected to the outdoors. Practical additions include a well-appointed utility room and downstairs WC. Five bedrooms provide generous accommodation for family and guests alike, complemented by two modern bathrooms that demonstrate the quality of refurbishment throughout. Gas central heating and double-glazing ensure contemporary comfort and efficiency within these historic walls. Outside, the decked front garden maximises the outdoor space with ample space for seating and a vantage point to watch the world go by. The enclosed rear yard with outhouse offers secure storage and utility space. Behind the terrace is private road for residents parking and Cliff Dene also has a garage. Parking proves invaluable in this sought-after village location. Staithes requires little introduction to those who know the Yorkshire coast. This historic fishing village, with its tumbling streets and artistic heritage, offers authentic coastal living combined with remarkable natural beauty. The Cleveland Way passes through, whilst galleries, pubs and the working harbour create a vibrant community.



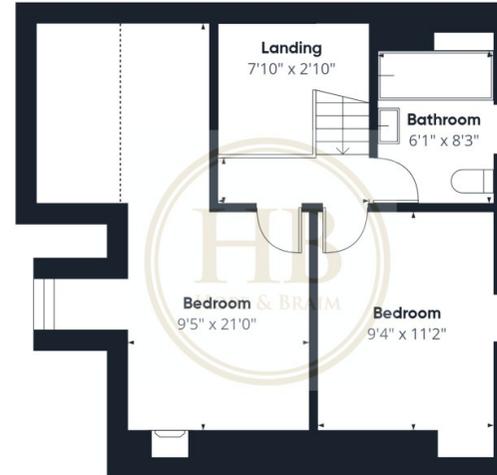
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1634 ft²

Reduced headroom

38 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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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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