



**Roma Cottage, Robin Hoods Bay, YO22**

**Guide Price £275,000**

**Hendersons.**  
Estate & Letting Agents



Set in the picturesque fishing village of Robin Hood's Bay, this two-bedroom cottage combines period character with plenty of modern touches. Found along the quaint cobbled pathway of Brig Garth at the bottom of Bay Bank, close to the beach, village shops and local eateries.

The ground floor has a genuinely spacious eat-in kitchen with plenty of room to prepare meals and enjoy family gatherings. The lounge is super cosy with stripped back floors and feature fireplace. Exposed stonework features and there is a log burner that gives the place a warm, lived-in feel. Period details run throughout and add to the cottage's character without overpowering it.

Upstairs there are two light and airy bedrooms and a modern house bathroom, making it well suited as either an investment property or a lock up and leave.



Robin Hood's Bay is known for its coastal views, cobbled streets and access to some of the best walks in the area, with pubs, cafés and independent shops all close by.

Parking can be found via one of the two public car parks to the top of the village.

**Tenure:** Freehold

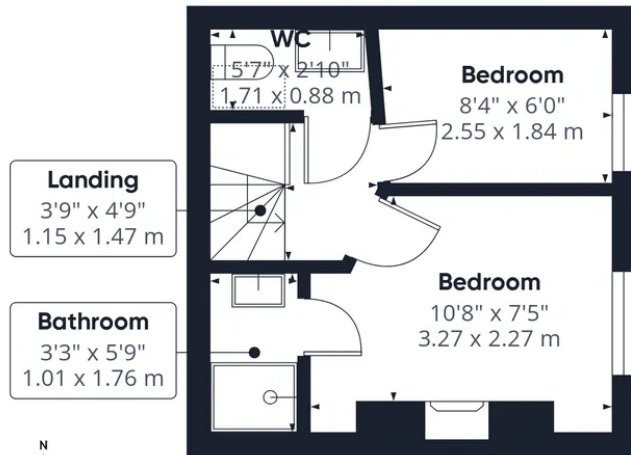
**Bedrooms:** 2 | **Bathrooms:** 1



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

561 ft<sup>2</sup>  
52.1 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Hendersons Estate Agents

22-23 Flowergate Whitby North Yorkshire YO21 3BA

01947 602626

hello@myhendersons.co.uk

https://myhendersons.co.uk/

# Hendersons.

Estate & Letting Agents