



## 5 Cowbar Cottages, Staithes, Saltburn-By-The-Sea, North Yorkshire, TS13 5DA

Looking for a coastal retreat with the advantage of both sea and country views? We are delighted to welcome to the market this 'Stunning' period stone cottage situated in an elevated position (above the famous village of Staithes), being one of a short terrace of similar properties. With ample parking, gas central heating and a generous garden, viewing of this rare find is an absolute must.

**Two bedroom stone cottage exuding charm & character**

**Gas central heating**

**Overlooking the village of Staithes**

**Extensive front garden**

**Parking for two vehicles**

**Situated on The Cleveland Way**

**£200,000**

# 5 Cowbar Cottages

## Saltburn-By-The-Sea, TS13 5DA

£200,000

### Staithes & Cowbar

Staithes, called 'Steers' by the locals, has a sheltered harbour, bounded by high cliffs and two breakwaters. Cowbar Nab to the left is where a number of small cottages form the small hamlet of Cowbar. Cowbar provides a walkway, Part of The Cleveland Way, taking you directly into the village of Staithes below. Separating Cowbar and Staithes is Roxby Beck, also known as Staithes Beck, where brightly painted small fishing vessels are moored in shallow water. A footbridge spans the beck allowing access to Staithes. Penny Nab to the right is the opposite headland. Staithes is the home of 'Old Jacks Boat' & the annual 'Staithes Festival of Arts & Heritage'. Cowbar provides all the benefits of living in Staithes but with a quiet community feel and parking.

### Sun room 13' 0" x 5' 11" (3.96m x 1.80m)

Double glazed units overlooking the front garden. Wood effect linoleum flooring. Radiator. Tiled roof.

### Lounge / diner 20' 6" x 13' 2" (6.24m x 4.01m)

Double glazed windows to the front and rear aspects. Two radiators. Stone fireplace with a solid wood mantle and slate hearth housing a multi fuel burning stove. Solid wood flooring. Inset spot lighting. Staircase (renewed in 2008/2009) rising to the first floor with under stair storage cupboard. Expose beams. Wall mounted combination boiler (installed 2016). Door leading to the Kitchen.

### Kitchen 16' 8" x 6' 5" (5.08m x 1.95m)

Double glazed windows to the side and rear aspects. Fitted with a range of matching wall and base (hand made & solid wood) units incorporating roll top work surfaces and a 'Belfast' sink with mixer taps and tiled splash backs. Electric cooker point. Plumbing for an automatic washing machine. Ceramic tiled flooring. Door leading to the rear yard.

### First floor landing

Access to all first floor rooms.

### Bedroom one 12' 4" x 11' 0" (3.76m x 3.35m)

Double glazed window to the front aspect with sea views overlooking Cowbar Nab. Radiator. Over stair storage cupboard.

### Bedroom two 11' 4" x 9' 8" (3.45m x 2.94m)

Double glazed window to the rear aspect superb views overlooking the sea and Staithes Harbour. Radiator.

### Bathroom / WC 8' 0" x 5' 9" (2.44m x 1.75m)

Double glazed window to the rear aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a paneled bath with a 'Mira' shower over. Fully tiled walls. Built in storage / airing cupboard. Ceramic floor tiling.

### Externally

The garden to the front of the property has an 'Indian stone' patio area leading to an extensive lawn. The yard to the rear of the property has two coal bunkers. There is parking available for two vehicles at the rear of the property. Along the Lane there is a bench with stunning views to enjoy over looking Staithes Harbour.

#### MONEY LAUNDERING REGULATIONS 2003 :

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### AGENTS NOTES:

Grimwood Estates themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract.

All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to the property.

All measurements & floorplans are approximations and should only be used as a general guide.

The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Any statements given regarding planning permissions should not be relied upon fact and any prospective purchasers should have their solicitor confirm permissions before entering a contract.

