

- Stunning 3 bed quintessential Staithes cottage
- Immaculately presented throughout
- Accommodation over four floors



4 Barras Square, Staithes, Saltburn-By-The-Sea, Cleveland, TS13 5DF

Guide Price £375,000

Property Group

ASTIN'S



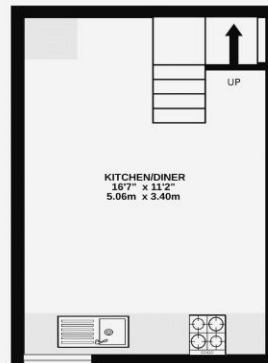
Astins are proud to bring to the market “The Curious Crab” cottage. A remarkable period cottage that has undergone massive renovation works in the vendor’s ownership. The cottage has appeared as a spotlight property in Home building & renovating magazine and Yorkshire Post magazine.

The property is ideally located and nestled beautifully. Close to the Beach, restaurants and other amenities and boasts lots of period features one would expect to find in a Fishermans Cottage by the sea. The accommodation comprises of a lower ground floor kitchen that was stripped right back to the stone, tanked and new kitchen fitted. The ground floor offers a large lounge with original bread oven range with working fireplace, exposed beams and sanded wood flooring, there is also a large storage utility off and dining area that comfortably fits a table for 6.

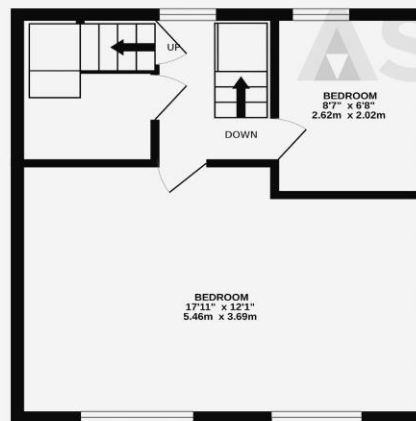
The first floor offers a large master bedroom with original fireplace, second good size bedroom and family bathroom. The second floor offers a further double bedroom with velux windows showering the room with light.

This cottage without a shadow of a doubt is one to view and literally is one of the best examples of a ready to go, fully renovated cottage that is currently a very successful holiday let and is sold with ongoing bookings in place.

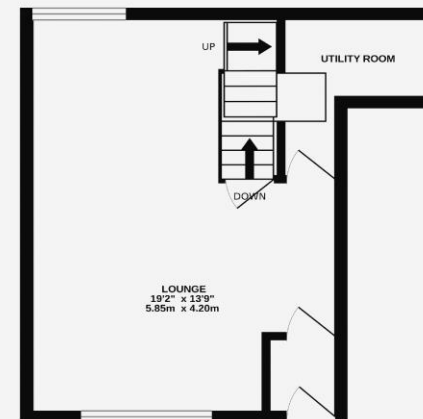
GROUND FLOOR
185 sq.ft. (17.2 sq.m.) approx.



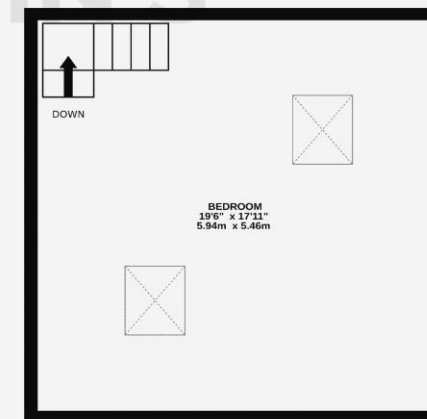
2ND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



Property Floor
3RD FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Always a warm welcome 7 days a week



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 7863

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy performance certificate (EPC)

4 Berras Square Staithe Whitby TS13 5DF	Energy rating E	Valid until: 2 June 2032
Certificate number: 8822-4426-5300-0592-3202		

Property type	Mid-terrace house
Total floor area	105 square metres

Rules on letting this property

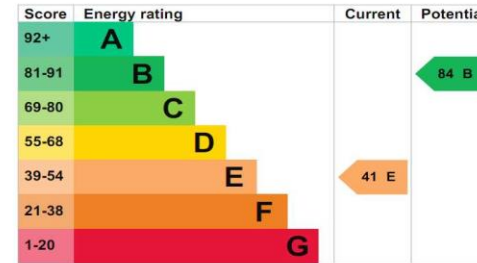
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8822-4426-5300-0592-3202>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

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