



01947 601301

GEORGE HOUSE,
GRAPE LANE
3 BED COTTAGE



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PROPERTY FEATURES

- Quirky cottage that has been fully refurbished
- Open plan living room/kitchen with log burning stove
- 3 double bedrooms & luxurious shower room
- Hidden balcony with views of the Old Towns rooftops
- Located on historic Grape Lane in the heart of Whitby
- Ideal holiday home or buy-to-let investment
- 999 year lease from 2003. Peppercorn Ground rent with a charge of £800 per year for maintenance & insurance.

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **3**
Bathrooms: **1**
Reception Rooms: **1**
Outside Space: **BALCONY**
Tenure: **LEASEHOLD**

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GEORGE HOUSE, GRAPE LANE - 3 bed Cottage - £275,000

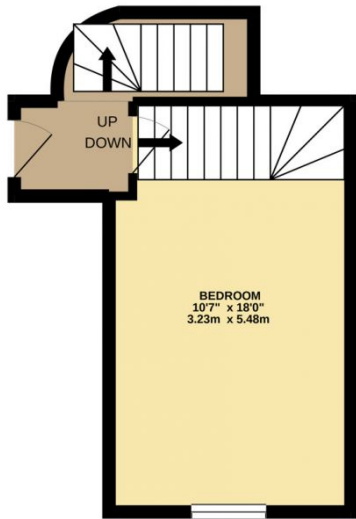


Hope & Braim are delighted to present George House on Grape Lane to the market. What we love about Whitby's Yards are that you never know what you may discover behind a plain looking door? This hidden gem of a cottage is such a find and really impresses once you get inside. Having its own private entrance from a secluded yard off historic Grape Lane in the heart of the Old Town this quirky cottage doesn't reveal its secrets straight away. The current owners have completely refurbished the property with great sympathy to preserve the many period features whilst giving the feel of a luxury boutique hotel that will be the perfect getaway by the coast. The accommodation is surprisingly spacious and is spread over four floors comprising a flexible basement that could either be used as a third bedroom or games room and a light and open plan living room and kitchen above with a log burning stove and a modern kitchen. Upstairs there is a characterful bedroom with exposed brickwork, a luxurious shower room and a surprise, that is a balcony overlooking a hidden courtyard. On the top floor is another bedroom that enjoys views over the Old Town's rooftops. We highly recommend internal viewing to fully appreciate the quality of this stunning refurbishment, that's if you can find it!

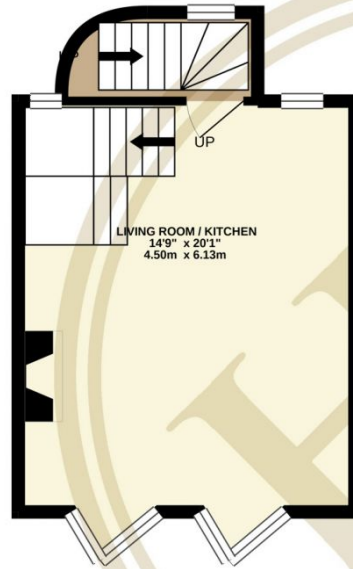


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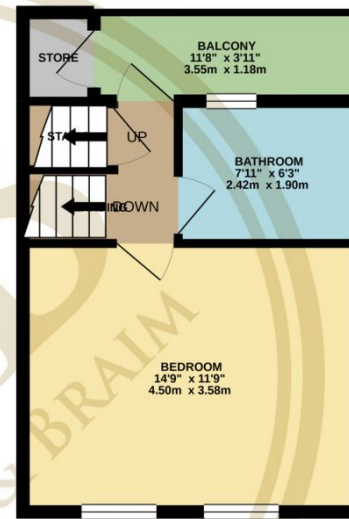
BASEMENT
239 sq.ft. (22.2 sq.m.) approx.



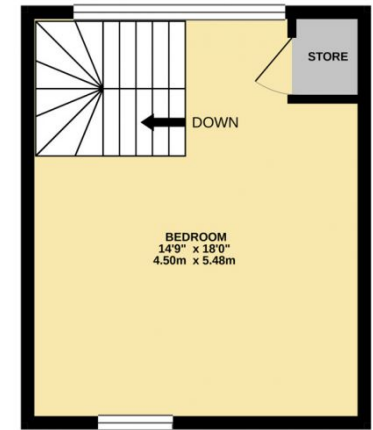
GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



2ND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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