



01947 601301



## KINGFISHER HOUSE, STAITHES

6 BED CHARACTER  
PROPERTY



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## PROPERTY FEATURES

- Victorian Villa with period features & views
- 1,800 sq ft of accommodation over 3 floors
- 2 Reception rooms & modern kitchen
- 6 bedrooms with 3 ensembles & family bathroom
- Top floor self-contained owners apartment
- Formerly a successful B&B with 3 letting rooms and a Holiday Let
- Views across to Cowbar and a short stroll to the beach

Type: **CHARACTER PROPERTY**

Availability: **FOR SALE**

Bedrooms: **6**

Bathrooms: **4**

Reception Rooms: **2**

Outside Space: **GARDEN, YARD**

Tenure: **FREEHOLD**

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KINGFISHER HOUSE, STAITHES - 6 bed Character Property - £379,999

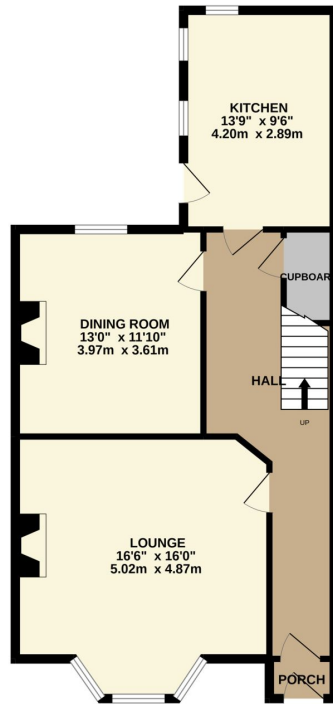


Hope & Braim are delighted to present Kingfisher House in Staithes to the market. A Victorian Villa that has spacious rooms with character and views located at the top of the village and just a short stroll to the cobbled High Street with its shops and pubs and the Harbourside. The property has been lovingly refurbished with great care to maintain the period features such as fireplaces, decorative plasterwork, and carved balustrade staircase. All the rooms are well proportioned the benefit of high ceilings and large windows that flood the house with plenty of natural light. Downstairs there are two reception rooms, both with fireplaces and a modern kitchen with fitted high-gloss cabinets and integrated appliances. Upstairs there are a total of six bedrooms with three having their own ensuites, whilst on the top floor there is a luxury family bathroom. The house has previously been a successful B&B with the owners using the self-contained apartment on the top floor and letting out the three en-suite bedrooms. Alternatively, this house could be a family home with plenty of space inside and a small garden outside, or be used as a large holiday home with the attractions of the coast nearby.

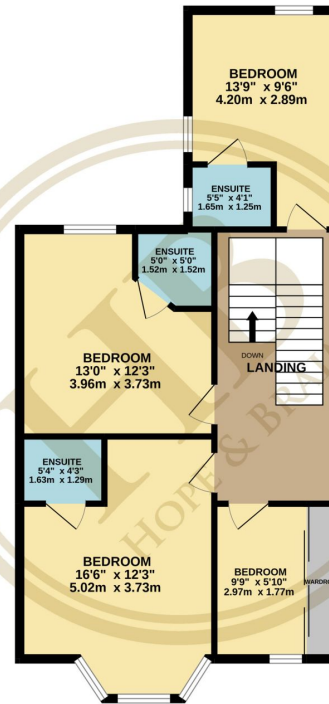


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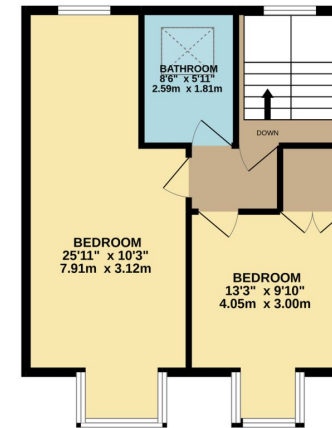
GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



2ND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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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