



01947 601301



## THE RETREAT, NEWHOLM

3 BED COTTAGE



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## PROPERTY FEATURES

- Detached Cottage with Half-an-Acre Garden & Annexe
- Historical Home dating from the early 1600's
- Luxurious Interiors with Period Charm & Contemporary Comforts
- Cosy Lounge with Log Burning Stove & Beamed Ceilings
- Breakfast Kitchen and Separate Dining Room
- 3 Double Bedrooms, 2 Bathrooms & Ensuite
- Converted Stone Barn into a 1 Bed Annexe
- Traditional Timber Garage & Parking for 4 Vehicles
- Currently a Successful Holiday Let that can come Fully Furnished by Negotiation

Type: COTTAGE

Availability: FOR SALE

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Parking: DRIVEWAY

Outside Space: GARDEN

Tenure: FREEHOLD

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THE RETREAT, NEWHOLM - 3 bed Cottage - £795,000



Nestled within secluded gardens on the edge of the village is this detached cottage with its luxurious interiors and barn annexe that is currently a unique holiday retreat located close to the Yorkshire Coast. Believed to be the oldest dwelling in the village dating from the early 1600's, this historical home has period charm and a wonderful glamorous past, being once owned by the American Editor of Vogue. The current owner also has a flair for design and has curated every room to highlight the period features and create elegant spaces with a sense of calm. The cottage has also been brought bang up to date with modern air-source central heating and has a Bose Sound System and Wi-fi. The property has been extended through the ages and is surprisingly light and spacious inside whilst retaining its chocolate box good looks from the outside. Downstairs there is a country cottage kitchen with bespoke cabinetry and Oak worktops that has a breakfast table, plus there is an adjoining dining room. At one end of the cottage is a wonderfully cosy lounge that has a beamed ceiling and woodburning stove, whilst at the other end is a double bedroom with its own ensuite shower. Upstairs there is another double bedroom with a luxurious ensuite bathroom and a third bedroom within the roof space above. There is also a former stone barn that has recently been converted into an annexe with a living space and kitchen, and a bedroom with ensuite. Outside there are beautifully maintained gardens with mature trees on a half-an-acre plot that affords the cottage privacy and makes this home the perfect retreat.

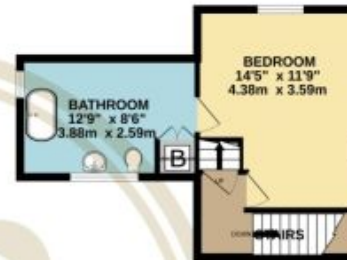


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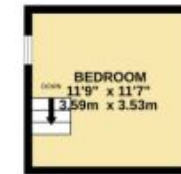
GROUND FLOOR  
1200 sq.ft. (110.1 sq.m.) approx.



1ST FLOOR  
217 sq.ft. (20.1 sq.m.) approx.



2ND FLOOR  
139 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

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