

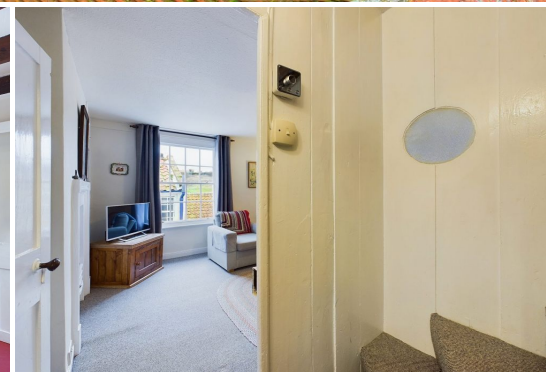


01947 601301



## THE SMUGGLERS, ROBIN HOODS BAY

3 BED COTTAGE



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## PROPERTY FEATURES

- Grade II Listed Cottage with Sea Views
- 3 Floors of Flexible Accommodation with Period Features
- 1 or 2 Reception Rooms & Separate Breakfast Kitchen
- 2 or 3 Bedrooms, Bathroom & Separate WC
- Gas Central Heating & Single-Glazed Sash Windows
- Outside Patio with Space for a Bistro Set

Type: COTTAGE  
Availability: FOR SALE  
Bedrooms: 3  
Bathrooms: 1  
Reception Rooms: 1  
Outside Space: PATIO  
Tenure: FREEHOLD

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THE SMUGGLERS, ROBIN HOODS BAY - 3 bed Cottage - £400,000





Hope & Braim are delighted to present 6 The Esplanade in Robin Hoods Bay to the market. This charming cottage located close to the end of this terrace enjoys sea views and the rare benefit of an outside patio in this popular coastal village. The property has two entrances, one off The Esplanade that enters the kitchen on the first floor and one off Bloomswell that enters the sitting room/bedroom on the ground floor. These rows of cottages all share similar layouts, but they all differ slightly with how the rooms are utilized, with some having living accommodation on the first floor and a bedroom on the ground floor, and vice versa. The cottage has been a private holiday home for three families and has been much loved with the benefit of having gas central heating. The property has three floors and offers flexible accommodation comprising a sitting room on the ground floor that doubles as a third bedroom with having sofa bed and there is a downstairs WC. On the floor above is a lounge and a kitchen/diner with a pantry cupboard tucked under the stairs. The top floor has been extended by a gable roof that has created two double bedrooms both with sea views, plus there is a bathroom with a three-piece shower suite. Outside there are patios on both sides of the property with space for a Bistro Set so a morning coffee or evening drink can be enjoyed alfresco.



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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. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. 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. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.