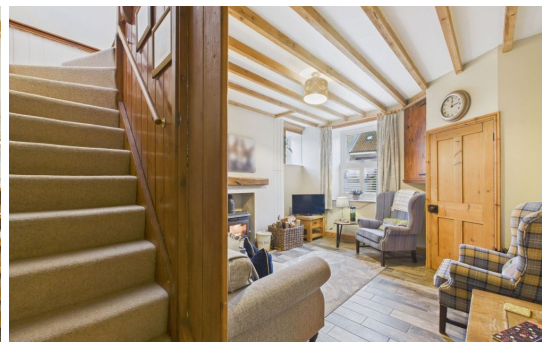




01947 601301

2 EDEN COTTAGES, NEWHOLM

2 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Charming Stone Cottage with a Garden
- Cosy Lounge with Dual-Fuel Stove & Beamed Ceiling
- Extended Kitchen/Diner with Oak Worktops & Belfast Sink
- 2 Double Bedrooms & 1 Modern Bathroom
- Dual-Fuel Central Heating & Double-Grazing Throughout
- Sheltered Garden with Off-Street Parking
- Currently a Fully Furnished Holiday Let
- Quiet Village Location close to the Coast

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **OFF ROAD PARKING**

Outside Space: **SOUTH FACING GARDEN**

Tenure: **FREEHOLD**

01947 601301

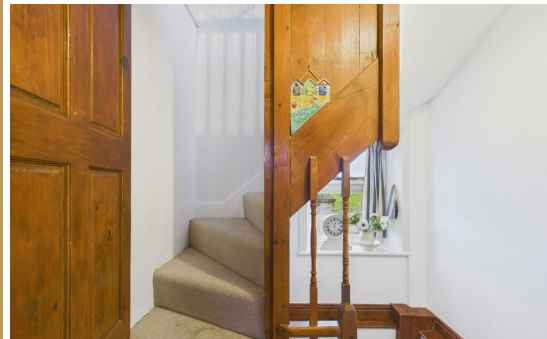
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2 EDEN COTTAGES, NEWHOLM- 2 bed Cottage -£250,000



This delightful stone cottage presents a wonderful opportunity to acquire a characterful home in the peaceful village of Newholm, perfectly positioned just moments from the historic port of Whitby and the dramatic North Yorkshire coastline. Currently operating as a successful holiday let, the property offers versatile accommodation which could equally suit those seeking a charming permanent residence, a coastal retreat, or an investment opportunity with proven rental income. The welcoming lounge provides a cosy reception space, enhanced by exposed ceiling beams and a warming dual-fuel stove, creating an inviting atmosphere throughout the cooler months. The kitchen has been thoughtfully extended to incorporate a well-appointed dining area, featuring attractive oak worktops and a traditional Belfast sink, whilst benefiting from ample space for family gatherings and entertaining guests. Sleeping accommodation is arranged over two floors, with the first floor offering a generously proportioned double bedroom enhanced by fitted wardrobes, alongside a contemporary bathroom suite. The second double bedroom occupies the top floor, providing additional privacy and flexible accommodation options. Practical features include dual-fuel central heating and double-glazing throughout, ensuring year-round comfort and efficiency. Externally, the property enjoys a delightful, sheltered garden, perfect for outdoor relaxation, accompanied by the considerable advantage of off-street parking. Newholm offers an idyllic village setting, combining rural tranquillity with excellent accessibility to Whitby's comprehensive amenities, award-winning restaurants, heritage attractions, and the spectacular coastline beyond. The location proves particularly appealing for those seeking the best of Yorkshire coastal living whilst maintaining the peace and character of village life.



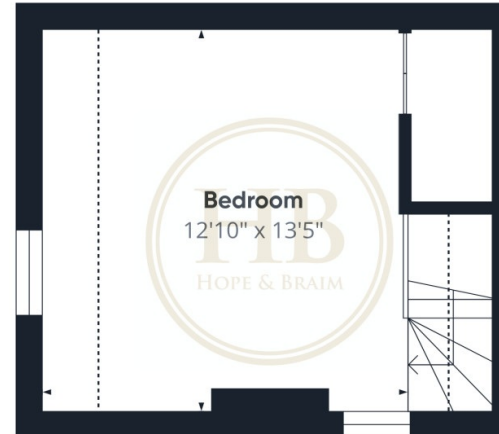
2 EDEN COTTAGES, NEWHOLM- 2 bed Cottage -£250,000



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
726 ft²

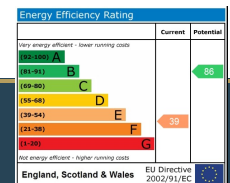
Reduced headroom
26 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.

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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

