



01947 601301



PRIMROSE COTTAGE, ROBIN HOODS BAY

3 BED COTTAGE



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PROPERTY FEATURES

- Grade II Listed Cottage with Private Outside Terrace
- Beautifully Presented Interiors with Modern Fixtures & Fittings
- Period Features including Exposed Stonework & Beamed Ceilings
- Lounge & Kitchen/Diner with Bespoke Cabinets
- 3 Bedrooms & 1 Family Bathroom Suite
- Gas Central Heating Throughout
- Steps lead to an Outdoor Terrace with Views over the Bay
- Currently a Holiday Let and is being sold Fully Furnished

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

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PRIMROSE COTTAGE, ROBIN HOODS BAY- 3 bed Cottage -£425,000



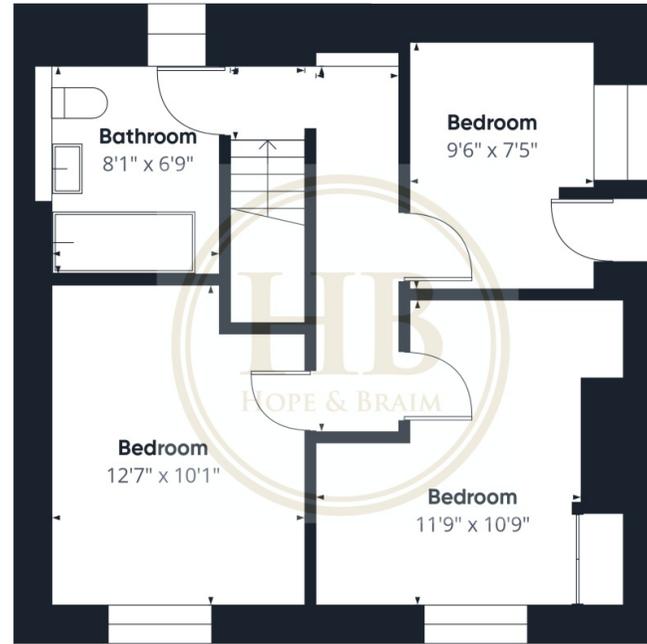
Built in 1668 and standing within one of the most photographed villages on the Yorkshire coast, Primrose Cottage is a Grade II listed fisherman's cottage of genuine historic character and considerable charm. Sympathetically refurbished to balance period integrity with modern comfort, it presents beautifully, retaining exposed stonework, beamed ceilings, and the unhurried atmosphere that only a building of this age and provenance can offer. The interiors are thoughtfully appointed throughout. The lounge provides a natural gathering space, whilst the kitchen and dining room, fitted with bespoke cabinetry and modern fixtures, combines practical functionality with the warmth of a room that has been carefully considered. Three bedrooms and a family bathroom suite complete the accommodation across the upper floor, the whole presented to a standard that requires nothing further of a new owner. Outside, the property comes into its own. Steps lead up to a private terrace with a BBQ area, ideal for long summer evenings, whilst a separate clifftop garden commands sweeping 360-degree views across the bay and back over the characteristic pantile rooftops of the village below, a view that rewards at every hour of the day. The beach is a thirty-second walk away. That proximity is not incidental, it is central to everything that makes Primrose Cottage such a compelling property, whether as a principal residence, a personal retreat, or a continuation of its established and successful holiday let operation. The cottage is offered fully furnished and ready to use from the moment of completion, representing a turnkey opportunity in a location that draws visitors and admirers from across the country year after year.



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Floor 0



Floor 1

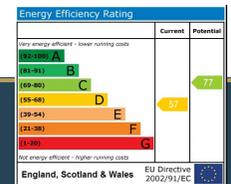


Approximate total area⁽¹⁾
769 ft²

(1) Excluding balconies and terraces

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

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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.

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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.

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

