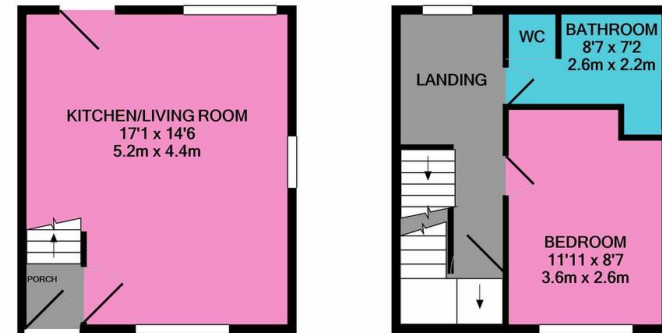


1 - 2 Church Cottages, High Street, Cloughton

OIRO £425,000

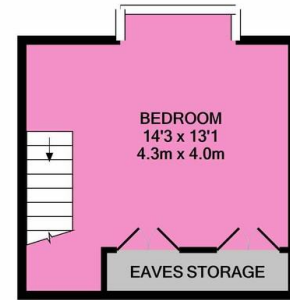


GROUND FLOOR  
APPROX. FLOOR  
AREA 247 SQ.FT.  
(22.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 247 SQ.FT.  
(22.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR  
APPROX. FLOOR  
AREA 208 SQ.FT.  
(19.3 SQ.M.)

Full EPC information available on request.

Please note that under the Property Misdescriptions Act 1991 we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



- Pair of Grade II listed cottages
- Garage and driveway
- Sitting rooms with log burners
- Contemporary, high quality bathrooms
- Outside space for each cottage
- Established holiday cottage business
- Gas CH and DG windows
- No onward chain



**PAIR OF GRADE II LISTED HOLIDAY COTTAGES, decorated and furnished to high standard throughout in the highly sought after village of CLOUGHTON. For sale with NO ONWARD CHAIN.**

**1 Church Cottages** Set over 3 floors. Garage, driveway and garden and patio area.

To the ground floor is the spacious dining kitchen with slate tiled floor and extensive range of kitchen units with gas range cooker, integrated fridge freezer, microwave and washing machine along with space for dishwasher. The sitting room has lovely features including beamed ceilings, exposed stone wall and wood burning stove. To the first floor is the snug, bathroom with 3 piece white suite and the benefit of a shower over the bath, double sized bedroom. Stairs lead to the top floor and spacious double sized room.

**2 Church Cottages** Set over 3 floors. Private gravelled patio area.

The ground floor consists of a spacious open plan living space with kitchen, sitting and dining areas with a stone and brick feature fireplace with woodburning stove. To the first floor is one of the double sized bedrooms along with the recently refurbished family bathroom. To the second floor is the spacious second bedroom.

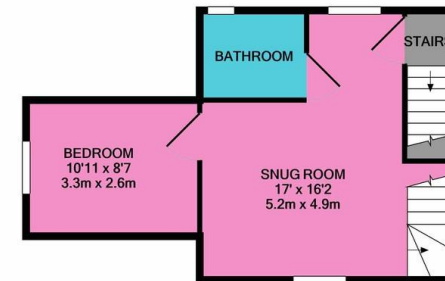
Cloughton is an attractive village with traditional country pubs and a number of local walking trails that includes the Cinder Trail and Cleveland Way. Scarborough is only a short drive away and offers plenty of attractions and things to do.



GROUND FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 207 SQ.FT.  
(19.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 SQ.M.)

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