



# Raithwaite, Sandsend YO21 3ST

£550,000



A beautifully presented end of cottage row, set within the stunning Raithwaite Estate near Sandsend, offering a turnkey fully furnished holiday home just a short walk from the beach. Positioned within a secluded woodland setting on an eighty acre estate, the property benefits from landscaped gardens, private parking and a peaceful outlook over the beck and surrounding woodland.

The cottage was built in 2012 and has been thoughtfully refurbished in recent years, now operating as a successful holiday let. One of only four properties positioned across a private bridge from the main development, this end terrace enjoys a larger than average plot and a greater sense of privacy.

Internally, the accommodation is centred around an open plan living space. A cosy lounge with a log burning stove is complemented by multiple sets of French doors opening onto stone flagged terraces, creating a seamless connection between inside and out. The kitchen dining area offers a range of fitted units with integrated appliances and ample space for dining, again enjoying direct access to the garden.

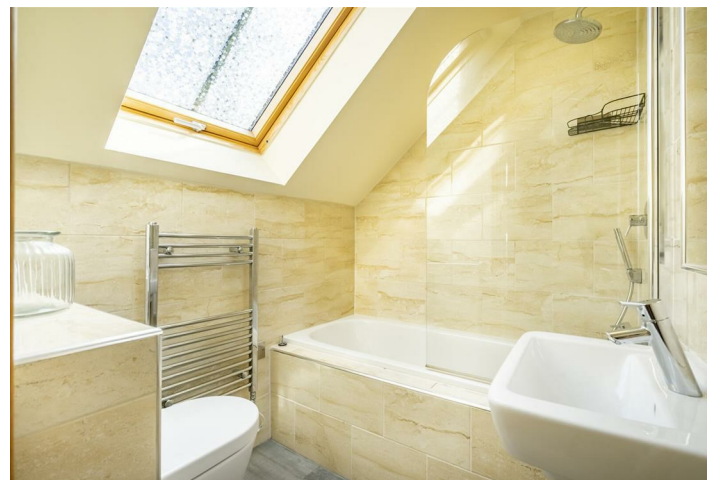
To the first floor are two king sized bedrooms, both with vaulted ceilings and ensuite shower rooms, providing well balanced and high quality accommodation.

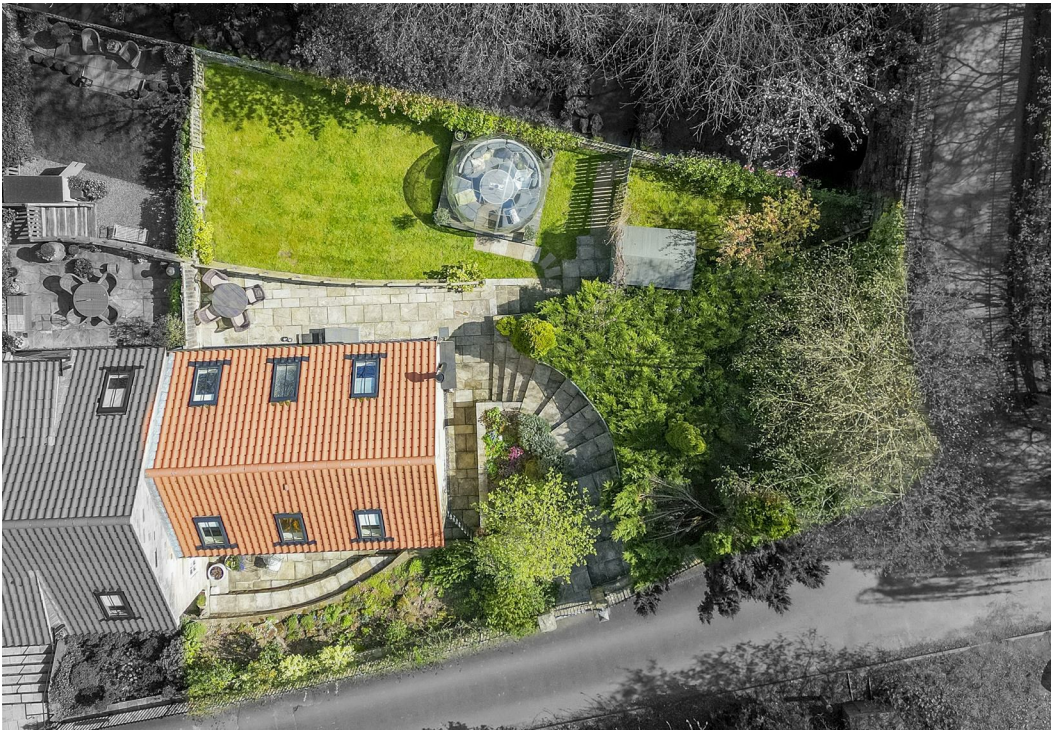
Externally, the landscaped gardens include both front and rear terraces along with a level lawn. A standout feature is the garden geodome, offering a unique all year round seating area overlooking the beck and woodland.

The property benefits from underfloor heating to the ground floor, double glazing throughout and mains gas central heating.

Set within the Raithwaite Estate, now home to the Saltmoore Hotel, a luxury spa and dining destination, this is a rare opportunity to acquire a high performing holiday home in a prime coastal location just five minutes from the beach.

Estate charge- Approx £1,500 per year



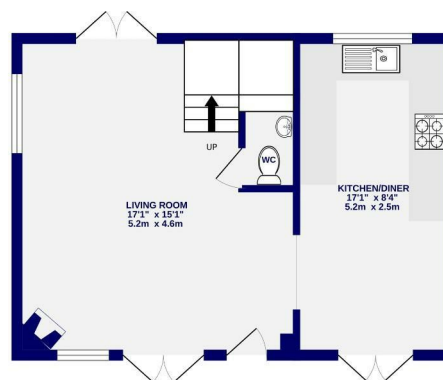


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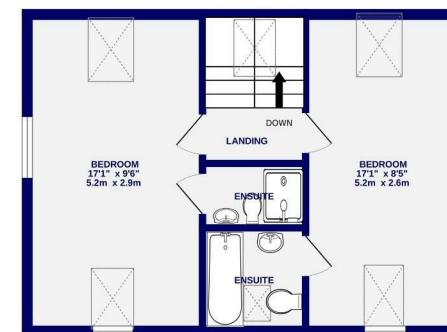
## Freehold Council Tax Band - B

- Freehold Cottage
- Modern Build With Traditional Appearance Keeping Running & Maintenance Cost Low
- Open Plan Living Space With French Doors Opening Onto Terraces With 3 Different Aspects
- Cosy Lounge With Log Burning Stove & Woodland Views
- Kitchen Dining Area With Integrated Appliances
- Two Double Bedrooms, Both With Ensuite Shower Rooms
- Underfloor Heating & Double Glazing Throughout
- Fully Furnished Holiday Home
- Just A Short Walk To Three Miles Of Sandy Beach
- EPC C

GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porches will form part of the overall floor area 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.  
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