



GAMEKEEPERS COTTAGE, RATHWAITE ESTATE, WHITBY
£550,000

Carter Jonas

GAMEKEEPERS COTTAGE, WHITBY, YO21 3ST

EXCLUSIVE INVESTMENT OPPORTUNITY: HOLIDAY COTTAGE

This unique opportunity is exclusively for property investors. Please note that this property is not available for owner-occupiers.

We present to you a charming 1960s cottage-style property, nestled within the prestigious Raithwaite Estate, a stone's throw away from the coast and the historic town of Whitby. Raithwaite Hall Hotel is currently undergoing a £100m renovation and development project which will transform the site into a luxury and exclusive holiday village.

The property features three generously proportioned bedrooms, with the master bedroom boasting an ensuite. Additionally, it offers a family bathroom and a spacious, beautifully designed dining kitchen.

At the rear of the property, you'll find a paved area perfect for alfresco dining, complemented by a gently sloping garden. All of this is set against the stunning backdrop of the surrounding woodland.

There is a proposed plan to commence on an exciting development of 9 units, spread over three floors, in close proximity. This presents a fantastic opportunity for the buyer to rent this property to the executive team from Raithwaite Estate during the construction phase. More information on the development and potential returns can be obtained from our office.

The property already has bookings lined up until August. Further details can be provided at our branch.

The property is exempt from council tax, as the owners pay business rates. This is truly an opportunity not to be missed!

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND C

STUNNING HOLIDAY COTTAGE LOCATED CLOSE TO THE COAST, WITH BOOKINGS ALREADY TAKEN RIGHT THROUGH UNTIL AUGUST.

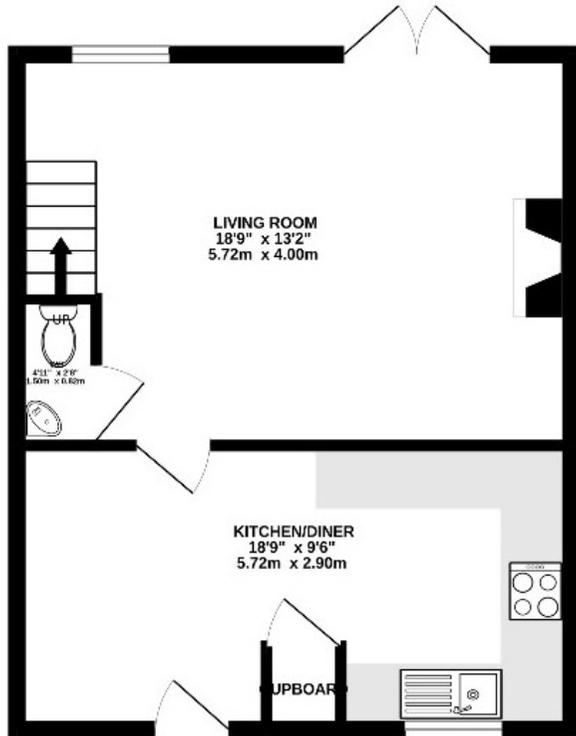




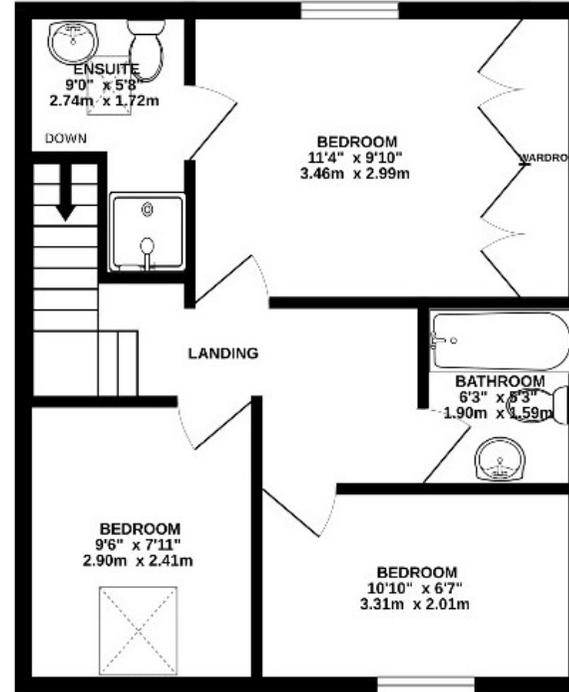
Classification L2 - Business Data



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
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