

RICHARDSON & SMITH

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ATLAS COTTAGE, HIGH HAWSKER

Whitby approx. 4 miles



A 2/3 BEDROOM, DOUBLE FRONTED, LATE VICTORIAN HOUSE WITH A USEFUL TRADITIONAL OUTBUILDING SUITABLE FOR DEVELOPMENT AS ADDITIONAL ANNEXE ACCOMMODATION OR FOR USE AS A WORKSHOP WITH STORAGE. THE HOUSE HAS BEEN WELL MAINTAINED AND MODERNISED.

Accommodation:

Entrance Hall, Sitting Room, Dining Room, Kitchen, Bathroom. 1st Floor: 2/3 Bedrooms / Study.
Traditional Outbuilding / Workshop. Enclosed yard with garden.

OFFERS ON: £250,000

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PARTICULARS OF SALE

This house has been well loved but has as yet unrealised development potential in the form of a traditional outbuilding suitable for conversion as an annexe, perhaps for holiday letting, but also ideal as a workshop / store for someone wanting to work from home or with hobbies and interests.

The property is deceptively spacious and retains a strong sense of its period quality despite having been modernised by the current vendors. High Hawsker lies midway between Whitby and Robin Hoods Bay in the North York Moors National Park.

Approached from the private yard at the front of the property, a part glazed panelled entrance door opens into:



Entrance Hallway: With laminate flooring and a staircase to the first floor, the entrance hallway has doors and borrowed light windows into the sitting and dining rooms. There are two windows facing to the front and a small cabinet houses the electricity meter and consumer unit.

Sitting Room: 13'1 (into bay window) x 10'8 (into recess) With a wide square bay window to the front with upvc double glazed sections. The focal point of the room is a cast iron open fire with a stone surround and tiled hearth. Fitted carpet and central heating radiator. A connecting door opens through to:

Dining Room: 13'2 (into bay window) x 9'9 (to chimney breast)

Also with a square bay window facing to the yard at the front with upvc double glazed units. The focal point of the room is a feature gas fire with a wooden surround and a tiled hearth. A cupboard housing the hot water cylinder is built in the recess to the side of the fire. A door opens to a useful understairs storage cupboard. Fitted carpet, central heating radiator. A connecting doorway with a couple of steps leads through to ...

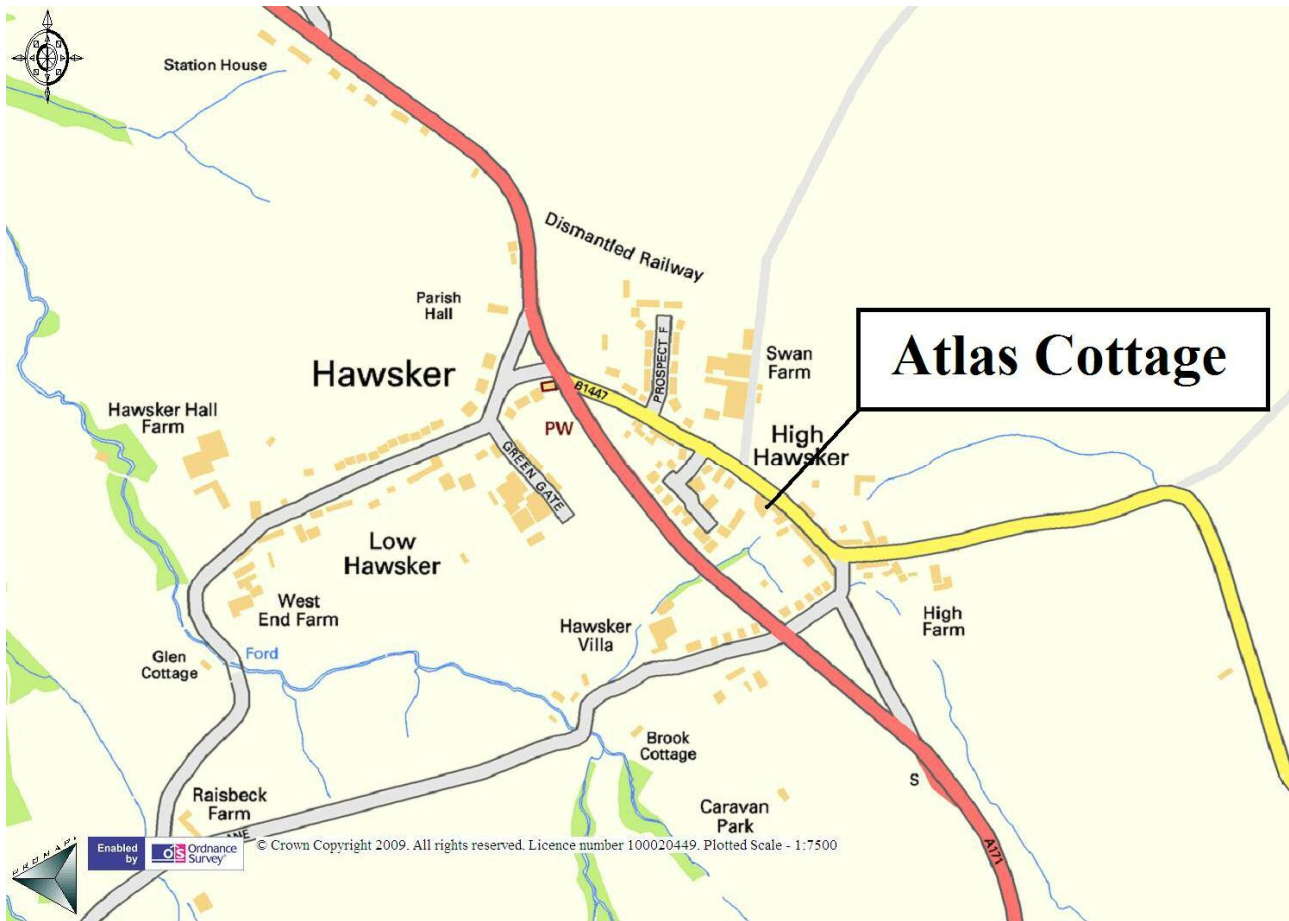


Kitchen: 14'1 x 12'2 A good sized kitchen with a window and part glazed door facing to the front, a Velux roof window and a rooflight. The kitchen is fitted with a modern suite of base and wall cabinets, including a larder unit and an island, under tiled worktops / splashbacks. Fittings include a pair of inset circular stainless steel sinks; plumbing for an automatic washing machine and dishwasher; space for a tumble dryer; integrated electric cooker and 5 ring gas hob. Tiled floor, 2x radiators, extractor fan, inset spot lighting, part panelled walls. A door opens to the enclosed staircase that formerly ascended to bedroom 3, but is now used as a store cupboard. A connecting door leads through to ...

Bathroom: 7'9 (ave) x 6'11 The bathroom is fitted with a modern white bathroom suite comprising a panel bath with Triton shower unit over, a wash hand basin set in a vanity unit and a low flush WC with a concealed cistern. Built-in bathroom storage cabinets. Chrome ladder style central heating towel radiator, tiled floor and walls, inset spot lighting, extractor fan. Two upvc double glazed windows face into the front yard.

1st Floor:

The staircase rises up from the entrance hallway to a small landing with a hatch to the boarded loft space, inset spot lighting and a picture light. From here doors open to



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