



# RICHARDSON & SMITH

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## MEG'S COTTAGE, BARBERS YARD, STAITHES



**A BEAUTIFULLY PRESENTED, 2 BEDROOM, GRADE II LISTED COTTAGE, SET IN A YARD JUST OFF THE HIGH STREET IN THIS POPULAR OLD FISHING VILLAGE, JUST YARDS FROM THE HARBOUR. THIS MAKES A SUPERB HOLIDAY COTTAGE.**

Entrance Lobby, Living Room including Kitchen. Landing, Double Bedroom, Bathroom, Twin Bedroom.

**OFFERS INVITED ON £280,000**

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## **PARTICULARS OF SALE**

Lying in one of the yards between the High Street and the harbour, Meg's Cottage is a compact Grade II listed property that has been attractively modernised and upgraded and is now very well presented. The property is named after old Mrs Verrill, a long term resident of the cottage.

The property has 2 bedrooms and a bathroom upstairs and a single open plan living room on the ground floor. Bursting with period character this is a charming second home holiday cottage.

From the yard, an entrance door opens into...

**Entrance lobby:** With open archway leading into ...



**Living Room including Kitchen: 14'9 x 14'6 overall** This open plan living area comprises almost the entirety of the ground floor of the property and offers a cosy sitting area with a solid fuel stove, a corner dining area with part panelled walls and a bespoke handbuilt kitchen area which has been carefully planned including a clever pull-out shelved cupboard under the stairs leading up to the bedrooms and bathroom.

The room has a broad window to the front and 3 smaller windows to the side. There are exposed beams, a polished boarded floor and part panelled walls. It offers just the right balance of preservation of original character and useful modern amenity and comfort.



## **First Floor**

The staircase rises from the living room to a galleried landing with recessed shelving and panelled walls with doors opening into the bathroom and ....



**Bedroom 1: 15'6 x 8'5 (into recess)** A double bedroom with windows to the front and side, including a peak of a view across the beck towards Cowbar. Beamed ceiling and boarded floor, exposed former fireplace.



**Bathroom: 6'2 x 5'6** Having a suite comprising a panel bath with shower over, pedestal wash basin and a low flush WC. Velux rooflight in light well.

## **Second Floor**

From the landing a tight winding staircase rises up to a room set within the roof space, some of which is partitioned as light wells down to the bathroom and landing below.



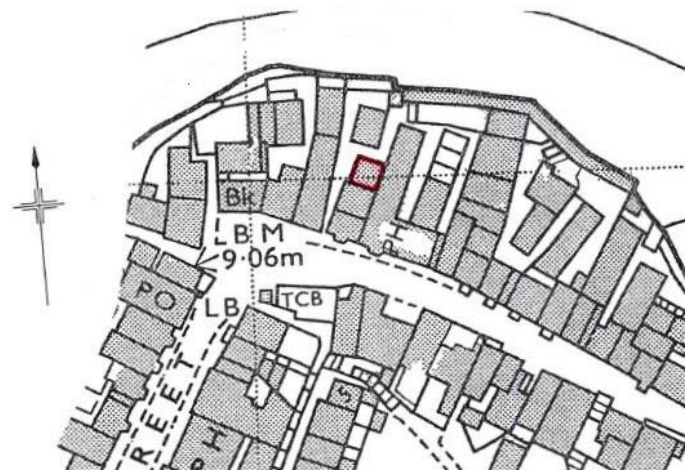
**Bedroom 2: 10'3 x 15'10 overall (11'1 between lower purlins)** A twin bedroom with a small sash window in the gable-end, facing over the beck towards the Cowbar side of the village.



There are also 2 Velux rooflight windows and 2 more facing into the lightwells and exposed roof beams.

**Outside**

Barbers Yard wraps around the property and the owners keep their bins and a coal bunker for the cottage in the communal space. Two wall murals lie in this yard and form part of a painted illusion trail in the village. One image celebrating the artist Dame Laura Knight lies on the wall facing the entrance door to the cottage.



**Method of Sale:** The property is freehold and is currently a private second home. It is available to include its furniture save for some personal items of the vendors. No onward chain.

**Services:** Mains water, electricity and drainage. The property has electric storage heaters and a multi-fuel stove in the living room.

**Council Tax:** Band 'A'. North Yorkshire Council. Tel 01609 780 780.

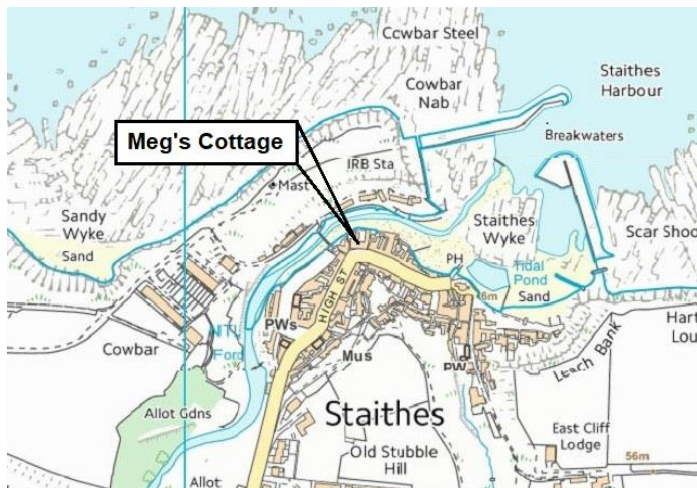
**Planning:** The local planning authority is the North York Moors National Park. The property is a grade II listed building.

**Postcode:** TS13 5BP

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69	C		71 c
55	D		
39-54	E	49   E	
21-38	F		
1-20	G		

**GENERAL REMARKS AND STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



**IMPORTANT NOTICE**

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*

**Directions:** From Whitby, head out on the A174 coast road through the villages of Sandsend, Lythe and Hinderwell. Upon arriving at the village of Staithes, turn right where signed to the old village, just beyond the traffic lights and follow this road round to the car park at the bank top. It is best to park here and walk down the bank into the old village along the cobbled High Street. As you follow the road through the village, Barbers Yard lies on your left hand side, adjacent to the gallery, and Meg's Cottage is clearly marked on your right.



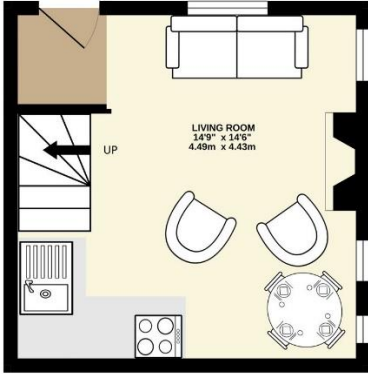




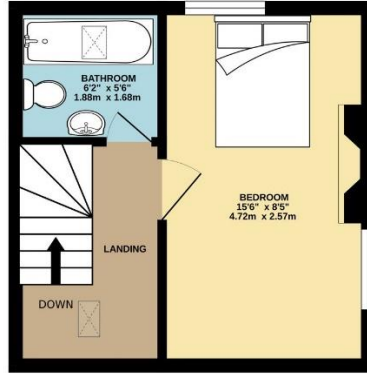
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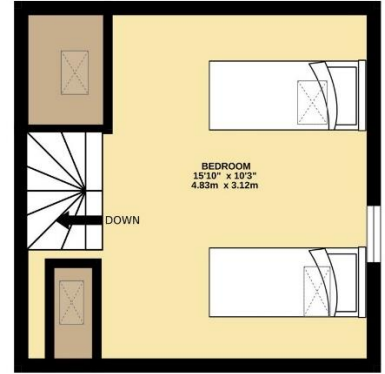
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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