



STOUPE BROW COTTAGE RAVENSCAR, Nr WHITBY

Ravenscar Village 1½ miles

Scarborough 12 miles
(Distances are approximate)

Whitby 14 miles



A LARGE TRADITIONAL COTTAGE IN AN ELEVATED LOCATION OFFERING STUNNING RURAL AND COASTAL VIEWS OVER ROBIN HOODS BAY AND FYLINGTHORPE. FORMERLY 2 ALUM WORKERS COTTAGES, THE COTTAGE HAS BEEN UPDATED AND MODERNISED BY THE VENDORS AND PROVIDES CHARACTERFUL AND FLEXIBLE ACCOMMODATION.

Accommodation:

Lower Ground Floor: Lounge, Kitchen, Dining Room, Sitting Room, Shower Room, Utility, Porch, Conservatory

Ground Floor: Entrance, Bathroom, Office/Lobby, Double Bedroom, Double Bedroom, Single Bedroom, Bathroom

Second Floor: 2 Attic Bedrooms

Away from the beaten path Stoupe Brow Cottage sits in an elevated position along a quiet private lane and enjoys the most stunning views over the parish of Fylingthorpe to Robin Hoods Bay, the sea and the moors beyond. Extended and upgraded by the Venders in the 20 years of their ownership, to make the most of its situation, this is a property that should be viewed to be fully appreciated.

Formerly 2 separate cottages which housed the workers of the historical local alum works Stoupe Brow Cottage is currently run as a single home with 3 good sized reception rooms and up to 6 bedrooms but could easily revert to 2 cottages as there is only a single connecting door and could be used for a depended family member or perhaps turned in an lucrative holiday let (subject to change of use planning permission).

PARTICULARS OF SALE

The House

Although the property has a rear entrance door at first floor level, for ease of description, it is assumed the property is being entered from the front.

Conservatory: A double glazed UPVC conservatory with a tiled floor and a door to side and double doors to the terrace at the front of the house.



Dining Kitchen: A well-proportioned room with a fitted range of modern wall and floor kitchen units with laminated working surfaces, inset 1½ ceramic sink unit breakfast bar and an inset large oil fired 2 cover Aga stove with electric oven & hob. Tiled floor, window and door into the conservatory, beamed ceiling, open tread staircase to first floor and door into.....



Dining Room: A light airy room with dual aspect to the front and side, laminated floor and electric night storage heater (ENSH).



Sitting Room: A spaciouly proportioned reception room with French windows leading out to the front terrace. Open fireplace with stone surround and hearth, beamed ceiling. Door to former annex.



1st Floor

The staircase rises to the first floor landing with a door leading out to the rear of the house and doors to:

Bedroom 1: A large double bedroom with a window looking out to the front of the house with superb views over the coast and a window to the rear. Beamed ceiling, under-stairs cupboard, ENSH and panelled cottage staircase to attic rooms.



Lobby/Office: A through room with a window looking out to the rear of the house and door through to the

Bedroom 2: A large space room above the dining room with gable window affording lovely views inland.



Bathroom: A bathroom with a suite comprising: panelled bath, pedestal washbasin and low flush WC. Window to the front. Panelled cottage staircase to attic rooms.

2nd Floor

The cottage staircase from the master bedroom rises into a dormer attic bedroom which connects through to a second dormer attic room before the second cottage staircase leads down to the bathroom. These have been used as occasional bedrooms.

Dormer Room 1: With a dormer window to the rear and two built-in store cupboards.



Dormer Room 2: 13'0 x 10'0 With a dormer window to the rear. Cottage staircase to 1st floor

The Annex

The annex lies adjacent to the main cottage to the east and is approached either via a UPVC entrance door from the rear at first floor level or via an entrance porch at ground floor level to the front.

Entrance Porch

Utility: With plumbing for an automatic washing machine

Shower Room: Having a white suite with w.c, hand-basin and walk-in shower cubicle

Living Room: A cosy sitting room with a French window leading out into the conservatory and a false fireplace with a stone hearth and surround and wood burning stove. Beamed ceiling, night storage heater. Cottage staircase to first floor.



1st Floor

The cottage staircase leads from the living room to a first floor landing with a door to the rear and further doors to:

Bedroom 1: A double bedroom with windows looking out to the front and rear. Fitted range of bedroom cupboards and wardrobes. Night storage heater.



Bedroom 2: A single bedroom with a window looking out to the rear.

Bathroom: A partly tiled and partly panelled room with a suite comprising panelled bath, pedestal washbasin and low flush WC. Window to front and airing cupboard housing the hot water cylinder.

Outside

The cottage is approached via a concrete road from Ravenscar. Immediately to left hand side of the track is a raised concrete parking area for two cars parked in tandem. There is a further parking area beyond the cottage .

The cottage(s) are set behind a low stone wall with an access path and steps to the front of the cottage.

To the front of the annex is an open covered stone seating area beyond which is an open porch and the conservatory



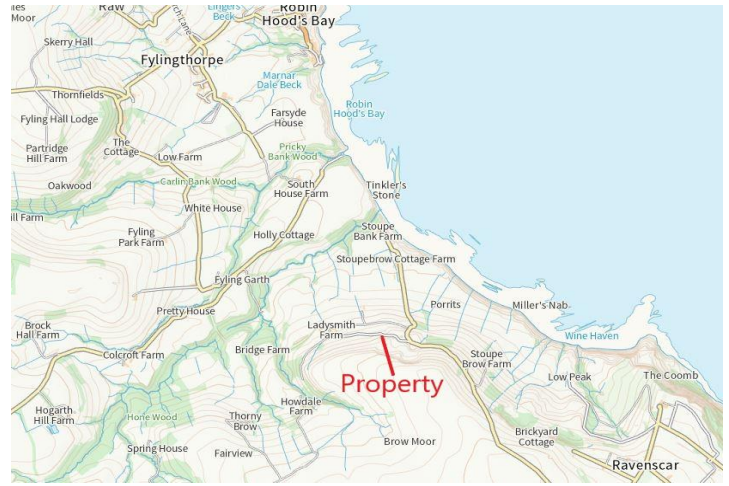
There is a paved patio area and landscape rockery which leads down to the large sloped gardens which are largely set to lawn with mature fruit trees surround by stone walls.



GENERAL REMARKS & 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.

Directions: From Whitby take A170 to Scarborough taking the turn off to Ravenscar at The Falcon Inn. Travel towards Ravenscar and continue straight on at the right hand turn before reaching the village (at the former windmill). Continue down the narrow road, going down the hill before turning left onto a private concrete road. The cottages are 300 yards down on the right hand side.



What3Words: clashes.switch.betraying

Services: The properties are connected to mains electricity. Water is supplied via a borehole and foul drainage for both the house and the cottage runs to a shared septic tank. Heating is provided via night storage heaters. The Aga in the kitchen is oil fuelled. It should be noted that the water to the house and cottage is not suitable for drinking but can be used for all other purposes.

Planning: The property falls within the administrative jurisdiction of North York Moors National Park. The Annexed cottage was granted planning permission in 1992 for use incidental to the use of the main dwelling. It is not to be sold or let-off separately and is to be used by members of the family of the occupier of Stoupe Brow Cottage only.

Council Tax Banding: Band 'F' Approx. North Yorkshire Council, Tel 01723 232323

Post Code: YO13 0NH

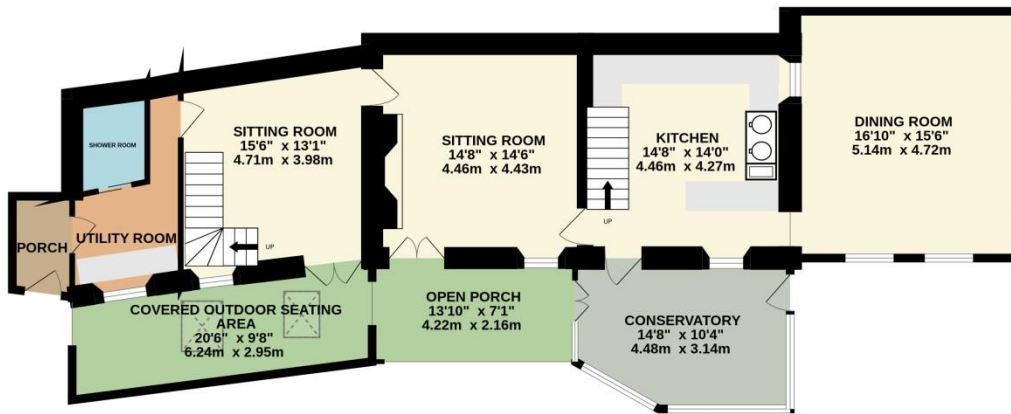
IMPORTANT NOTICE

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



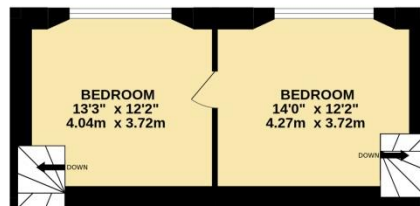
GROUND FLOOR
1117 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR
928 sq.ft. (86.2 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 2378 sq.ft. (220.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

