

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## 2 FAIRHEAD COTTAGES, GROSMONT

*Whitby 7½ miles approx*



**A SEMI-DETACHED, 3 BEDROOM COTTAGE SITUATED IN A RURAL POSITION OVERLOOKING THIS POPULAR "STEAM" VILLAGE. THE PROPERTY HAS BEEN EXTENDED TO THE REAR, AND FULLY REFURBISHED AND MODERNISED THROUGHOUT AND IS READY FOR IMMEDIATE OCCUPATION. IF LOOKING FOR A RURAL HOME WITH VIEWS THIS IS A COTTAGE TO CONSIDER.**



**GUIDE PRICE: £199,950**

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

[www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



**Partners: Robert C Smith**

**Ian K Halley FRICS**

**James EJ Smith MRICS FNAEA**

## PARTICULARS OF SALE

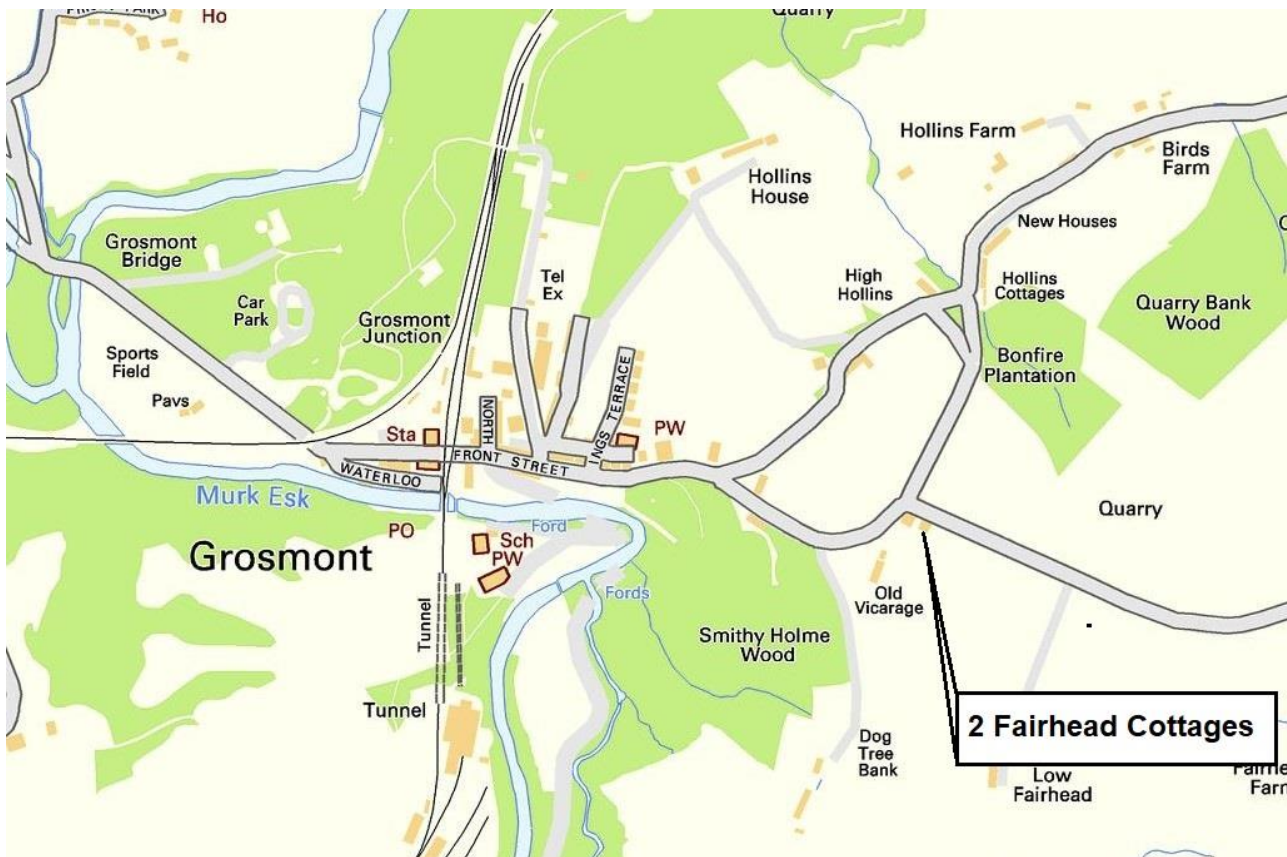
Sitting in an elevated position overlooking Grosmont and the Esk Valley, the cottage enjoys a beautiful situation and stunning views from the upper rooms. Formerly a 2 bedroom cottage, a full program of refurbishment and modernisation has taken place including the extension to the rear, which adds a third bedroom and larger kitchen area, meaning the accommodation of the cottage is over 4 floors and now comprises utility on the lower ground floor, with a lounge above and kitchen off, two double bedrooms and bathroom on the first floor and an attic bedroom at the top.



The cottage is double glazed throughout and has the benefit of bottled gas central heating with modern levels of insulation making for a warm, efficient cottage anytime of the year as well as the cosy warmth of a wood burning stove in the lounge for those colder days.

There is a small yard to the front ideal for table and chairs and possibly a bit of alfresco dining on those warmer evenings, and whilst there is no formal parking with the cottage there is a pull-in off the Fairhead Road which has long been used by the former owners of this cottage.





## GENERAL REMARKS

**Viewing:** 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 Richardson and Smith's offices head out towards Pickering on the A169 and going through the village of Sleights, up Blue Bank, onto the moor road. After approximately 1 mile, take the first right hand turn marked Grosmont. Travel along this road across the moors and down the hill to Fairhead. The cottage is one of a small number of properties on the roadside and you will find the property on your left hand side marked by the Richardson and Smith For Sale board.

**Tenure:** The property is understood to be freehold.

**Services:** Mains water, electricity and drainage. Bottled gas. The central heating is fuelled from bottled gas supply

**Planning Authority:** North York Moors National Park. Tel: 01439 770657.  
www.northyorkmoors.org.uk

**Council Tax Banding:** The cottage is assessed as band C for council tax with approx. £1,936 payable for 2023-4. North Yorkshire Council . Tel: 01723 232323.

**Post Code:** YO22 5PN

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

#### **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.



View all of our residential properties for sale on the internet website: [www.rightmove.co.uk](http://www.rightmove.co.uk)

naea | propertymark  
PROTECTED

Call us for a free appraisal of your  
property if you are considering selling

rightmove

Tel: (01947) 602298

Fax: (01947) 820594