

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

‘THORNWICK’ 61 HIGH STREET, STAITHES

Whitby approx. 11 miles



A HANDSOME 2 BEDROOM STONE COTTAGE WITHIN THIS POPULAR FISHING VILLAGE ON THE HERITAGE COASTLINE. FORMERLY PART OF THE OLD DOCTORS SURGERY, THE SPACIOUS ACCOMMODATION IS OVER 4 FLOORS AND HAS A PRIVATE REAR YARD. THE COTTAGE IS OFFERED TO THE MARKET WITH MOST FURNISHINGS AND FITTINGS INCLUDED.

Accommodation:

Living Room, Lobby, Sitting Room. Lower Ground Floor: Dining Kitchen, Store.

First Floor: Landing, Double Bedroom, Shower Room, Day Bed Area

Second Floor: Attic Bedroom, En-Suite Bathroom.

Externally: Private rear yard with store and access to Chapel Yard

Guide Price £325,000

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PARTICULARS OF SALE

Fully renovated and refurbished by the Vendors in their ownership, Thornwick is a currently a most delightful second home and holiday let which comes inclusive of most contents. Beautifully presented throughout, the cottage offers spacious accommodation over 4 floors with 2 reception rooms, lower ground kitchen diner and en-suite facilities to the attic bedroom. There is an even a day room which offers an additional extra bed if required and it comes with a generous outside yard to the rear, great for outside dining and BBQ's. Just a short walk from the beach and all this popular village has to offer including short term parking immediately outside ideal for dropping off, this lovely cottage ticks every box.

From the pavement, the traditional entrance door opens into ...

Living Room: With traditional sash window, original varnished floorboards and Victorian style fireplace with marbleized slate surround and tiled hearth within which is a wood burning stove.

Lobby: With staircase to lower ground floor

Sitting Room: A delightful second reception room to the rear, overlooking the yard, and allowing access to the staircase to the first floor.



Lower Ground Floor

Dining Kitchen: With double glazed window and door to the rear, tiled floor throughout, the kitchen is split from the dining area by the staircase and is fitted with a modern shaker style units in a cream finish with beech worktops and tiled splash backs. Integral equipment includes a stainless steel sink unit, electric oven and four ring hob and stainless steel cooker hood whilst there is space and plumbing for automatic dishwasher and washing machine.



The dining room is beyond the staircase where there are further base units and a built in store within which is situated the Heatrae Sedia Electromax Heating and Hot Water System.



First Floor

The central staircase rises to a small landing area which extends down the side to the day bed area which provides useful extra space and gives access to the staircase to the second floor. There are panelled doors open to ...

Double Bedroom: With sash window to the front and built-in wardrobe.

Shower Room: With half tiled walls, tiled floor and chrome heated towel rail. The modern white suite comprises a large rectangle shower cubicle, hand basin with fitted mirror above and low flush corner WC.

Second Floor

From the daybed room a central staircase rises up to the ..

Attic Bedroom: A double bedroom with modern conservative skylight, fitted carpet and access to the:

En-Suite Bathroom: A modern white suite comprising freestanding bath with mixer taps and shower hose, pedestal hand-basin and low flush WC. There is a chrome heated towel rail, extractor fan and tiled flooring,



Externally:

The back door from the kitchen provides access to a delightful white washed private rear yard bounded by a low brick wall. There is an outdoor store (formerly an outdoor cloakroom). There is access from the yard out to Chapel Yard.

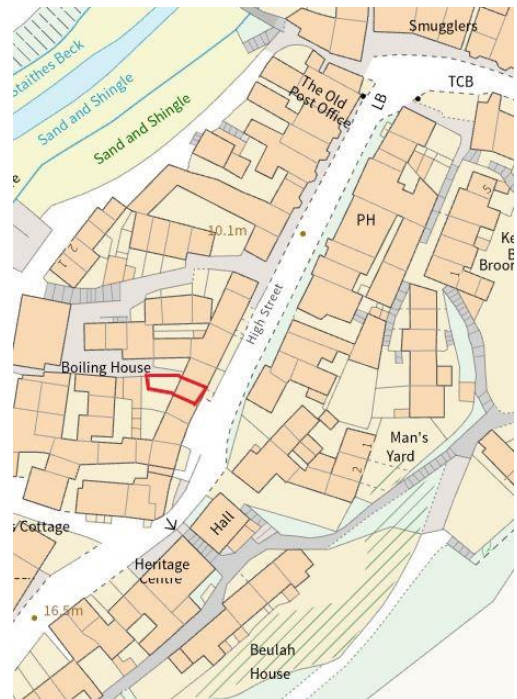
GENERAL REMARKS AND STIPULATIONS

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.

Directions: From Whitby take the A174 coast road north through Sandsend, Lythe and Hinderwell. Approximately 10 miles from Whitby you will reach the village at Staithes. Turn right at the traffic lights and head down the hill into the historic lower section of the village. You are best off parking in the bank top car park and walking down the bank. On route to the bottom continue along the cobbled high street and Thornwick lies on your left hand side. There is 24hr access for loading with time limited parking during the day.

Council Tax: The property was banded 'C' for council tax (North Yorkshire Council Tel 01723 232323).

Services: The property is connected to mains water, electricity and drainage. Heating & hot water is provided by an electric hot water central heating system with radiators. Broadband connected via phone line



Post Code: TS13 5BH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			





TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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