



## OLSEN COTTAGE, 6 SUNNYSIDE, ROBIN HOODS BAY

*Whitby approx. 3 miles*

*Scarborough approx. 16 miles*



**A BEAUTIFUL STONE AND PANTILE GRADE II LISTED 2/3 BEDROOM COTTAGE AND ADDITIONAL ANNEX, SET IN THE LOWER VILLAGE OF ROBIN HOODS BAY JUST YARDS FROM THE DOCK AND THE BEACH. UPGRADED BY THE VENDORS THIS DELIGHTFUL HOLIDAY COTTAGE SHOULD BE HIGH ON THE LIST TO VIEW.**

Accommodation:

Ground: Kitchen Diner; 1<sup>st</sup> Floor: Lounge, Shower Room; 2<sup>nd</sup> Floor: Double & Single Bedrooms.  
Annex: Living Bedroom, Kitchenette, Shower Room

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**PARTICULARS OF SALE**

Situated in one of the quieter alleyways within the old village of Robin Hoods Bay, Olsen Cottage is a grade II listed building and lies in a sunny south-facing position, close to The Dock, where the slipway gives access to the beach.

An established commercial holiday letting cottage, the property has a good track record with many repeat visitors. The house has enjoyed significant investment in recent years with upgrades to the kitchen and bathroom.

The property itself has a 2 bedroom layout with a lounge on the first floor that can accommodate a sofa bed to maximise sleeping arrangements, but it also has an annex in the form of a converted outbuilding on the opposite side of the path which offers an extra place to sleep with its own shower room and kitchenette – ideal for guests or teenage children!



From the communal pathway at the front, A half glazed entrance door opens into the ground floor dining kitchen. With a deep recessed cupboard to the rear for storage, the kitchen has a beamed ceiling, tiled floor and a broad window to the front with window seat. There is plenty of space for table and chairs.

A modern range of kitchen units are fitted along one wall and have appliances including a stainless steel sink unit, a concealed automatic dishwasher, oven, microwave and hob with cooker hood over. Electric storage heater.

**1<sup>st</sup> Floor**

In the rear corner of the kitchen a winding cottage staircase rises up to a first floor landing with panelled style doors to ...



The lounge lies on this first floor level and has a sash window facing to the front looking seaward. There is a stone fireplace with an electric stove, exposed beams and storage heater.



The shower room has a window facing to the rear and has been upgraded with a modern white suite including an oversized shower cubicle with electric shower, low flush WC and wash hand basin. Part panelled walls and beamed ceiling.

**2<sup>nd</sup> Floor**

The cottage stair rises to a narrow second floor landing with an exposed stone wall and doors opening to ...



The master bedroom has a broad dormer window to the front offering views over the rooftops to the sea beyond. There is a wardrobe and chest of drawers built in.



The second bedroom is a single which has bunk beds and has a Velux rooflight to the rear plus a built-in wardrobe.



Outside the property has a narrow gated storage space to the side, being an end-terrace cottage. Opposite the cottage on the far side of the communal path lies the outbuilding which has been converted to offer additional accommodation.

### The Annex

The annex is a glorious little piece of property being 14'8 x 9'8 internally overall, but designed to offer a living space with a mezzanine sleeping platform over, accessed by a short ladder staircase and partitioned to provide a shower room with WC, wash basin and shower cubicle, plus a separate kitchenette. There is a window and door at the front and 2 rooflight windows

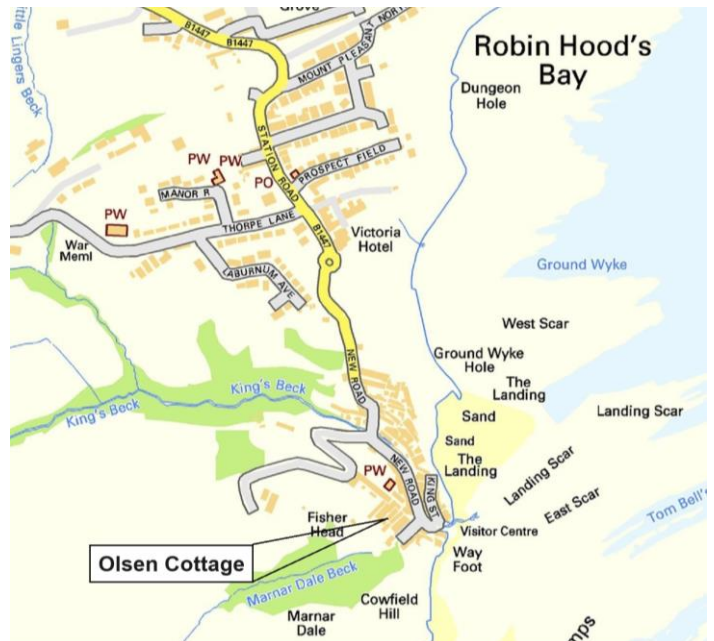
Photos of the annex and an illustrative floor plan can be seen on the rear cover of the brochure.

### 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.*

### 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, head out on the A171 towards Scarborough. Turn left onto the B1447 at Hawsker where signed to Robin Hoods Bay. We would advise parking in either of the public car parks and walking down the bank to The Dock at the bottom. Turn right just before the "Smugglers Restaurant" onto Tysons Steps and follow the path round to the right. Sunnyside is the first footpath on your left, at the top of the steps. Olsen Cottage (No.6) lies on your right-hand side, halfway along. See also location plan.

**Planning:** The property lies within a designated conservation area with this National Park village. The property is Grade II listed. North York Moors National Park. Tel: 01439 770657.

**Tenure & Method of Sale:** The property is held freehold. Vacant possession will be provided on completion. The property is available with contents.

**Services:** The property is understood to be connected to mains water, electricity and sewerage. Electric storage heaters and immersion hot water.

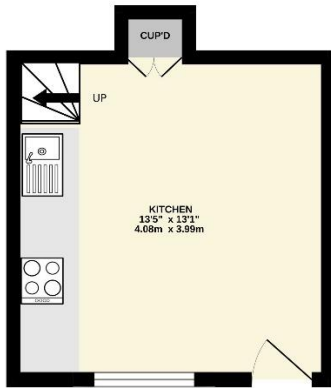
**Business Rates / Council Tax:** The property is a commercial holiday let and has a rateable value of £2,025. Reliefs of up to 100% are available. Similar cottages are band 'C' for council tax. North Yorkshire Council. Tel: 01723 232323.

**EPC:** Exempt as a listed building.

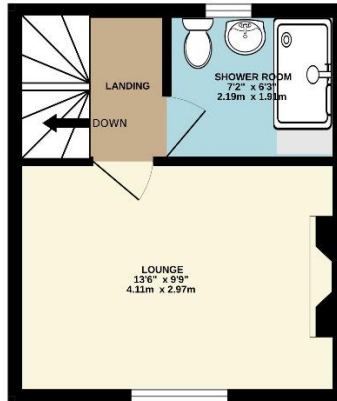
**Post Code:** YO22 4SR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-77	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

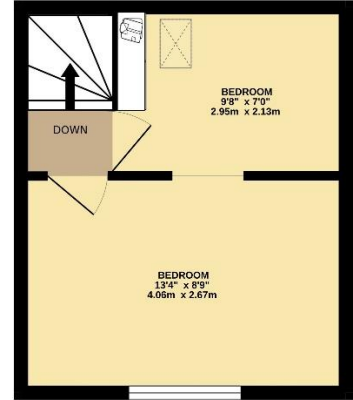
**EXEMPT**



GROUND FLOOR

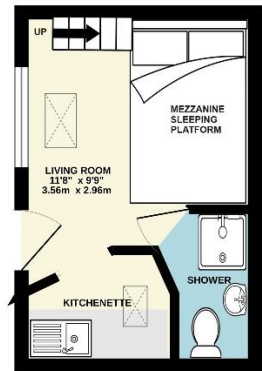


1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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ANNEX



## *The Annex*

