



# RICHARDSON & SMITH

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## CURLEW COTTAGE, 7 THE ORCHARDS, GOATHLAND

Whitby approx. 10 miles

Pickering 14 miles

York 40 miles



**A SUBSTANTIAL AND STYLISH SEMI-DETACHED HOUSE, PROVIDING UP TO 5 BEDROOMS AND 3 RECEPTION ROOMS, SITUATED ON A QUIET PRIVATE LANE ON THE EDGE OF THIS POPULAR NORTH YORK MOORS VILLAGE. BEAUTIFULLY PRESENTED AND OPERATING AS A SUCCESSFUL HOLIDAY LET, THIS COULD BE A STUNNING HOME OR SIMPLY A BEAUTIFUL PLACE TO ESCAPE TO.**

Accommodation:

Entrance Hallway, Lounge, Kitchen, Dining Room, Games Room, Boot Room / Cloakroom.

Landing, 2 Double/Twin Bedrooms, Separate WC, Bathroom, Master Bedroom with Ensuite Shower Room.

2<sup>nd</sup> Floor: 2 Double Bedroom with Ensuite Shower Room, Single Bedroom/Study.

Externally: Driveway Parking, Garden to rear with covered seating area and patio.

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## PARTICULARS OF SALE

Lying at the end of a private lane on the edge of Goathland village, Curlew Cottage is an attractive stonebuilt house believed to date from around the turn of the 20<sup>th</sup> century and is one of a number of properties that formed a convalescence home for soldiers that had suffered trauma in the Great War.



Recently refurbished and upgraded the house now offers beautiful accommodation. The front door opens into a panelled hallway with a tiled floor and WC boot-room off which also houses the washing machine. A games room has been created from the conversion of a former garage and has the oil central heating boiler positioned in a recessed cupboard.

The lounge has an open fireplace and windows facing onto the front garden, plus a wide mullioned window and a half-glazed door opening onto the patio in the rear garden. The staircase rises from here to the upper floors.



The dining room faces onto the gardens and connects with an archway into the kitchen with window and door to the side and an Aga plus all the usual modern amenities.







The kitchen has cream units with solid blockwood worktops around a tiled alcove housing the Aga.

The first floor has a landing with good sized double / twin bedrooms to both the front and rear; and a separate WC cloakroom.

From here a staircase rises to the second floor and a doorway with steps descends to the remainder of the first floor where there is a second landing area.



Off this landing there are doors to the house bathroom which has a Velux rooflight to the rear and is fitted with modern white fittings. The master bedroom has a dormer window facing to the front, plus twin windows to the side and lots of built-in storage.



A connecting door leads to an en-suite shower room with a Velux rooflight to the front and a modern, white shower suite.



The second floor landing has doors to a double bedroom suite with a dormer window facing out over the back garden and giving views up to the moors. This bedroom has an ensuite shower. There is a single bedroom or study with a dormer window facing to the front.



### Outside

At the side of the building, the property has a driveway area providing off-street parking for multiple vehicles. The front garden has a topiary display.

NB. The gravelled area at the front of the house, in front of the converted garage, will have a covenant preventing it from being used for car parking.

The main garden is south-facing and lies to the rear. It is accessible from the lounge and via the driveway where the side door comes from the kitchen. It has areas of lawn, planting, shrubs and mature trees. There is a paved patio immediately to the rear of the property and a covered seating area with a built-in barbeque.

The house is in the ideal position to enjoy the amenities of the village, with local shops and hostelrys within walking distance and the village school just along the lane, whilst being on the doorstep to the open spaces and beauty of the National Park and the stream railway.





October 2024 to allow the vendors to honour existing bookings.

### GENERAL REMARKS & STIPULATIONS

**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling to view.



**Directions:** From Whitby take the road towards Malton and Pickering (A169). Taking the turn off marked Goathland, drive into the village, taking the second turning on the right. Approximately halfway down on the left is the private road to the Orchards with Curlew Cottage (No 7) on the left hand side beyond the gate.

**Method of Sale:** The property is currently holiday let and viewings will be allowed during changeovers and free weeks. The sale of the property is not to complete before the end of

**Services:** The property is understood to be connected to mains water, electricity and drainage. There is oil fuelled heating with a pressurised hot water system and hot water and an oil Aga in the kitchen.

**Planning:** The property falls within the administrative jurisdiction of North York Moors National Park. The property is not listed but does lie within a Conservation Area.

**Local Taxation:** The property is a holiday let and is therefore not banded for council tax. It has a ratable value of £6,100 with approx. £3,044 payable for 2024 before reliefs. North Yorkshire Council. Tel 01723 232323

**Tenure:** The property is freehold.

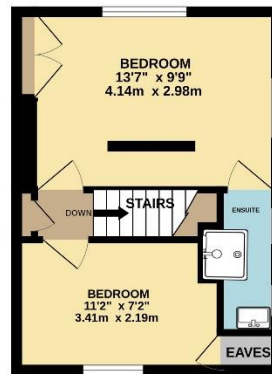
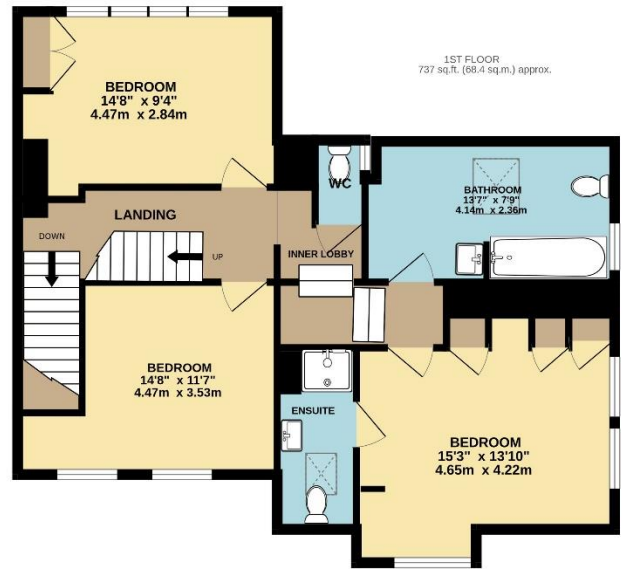
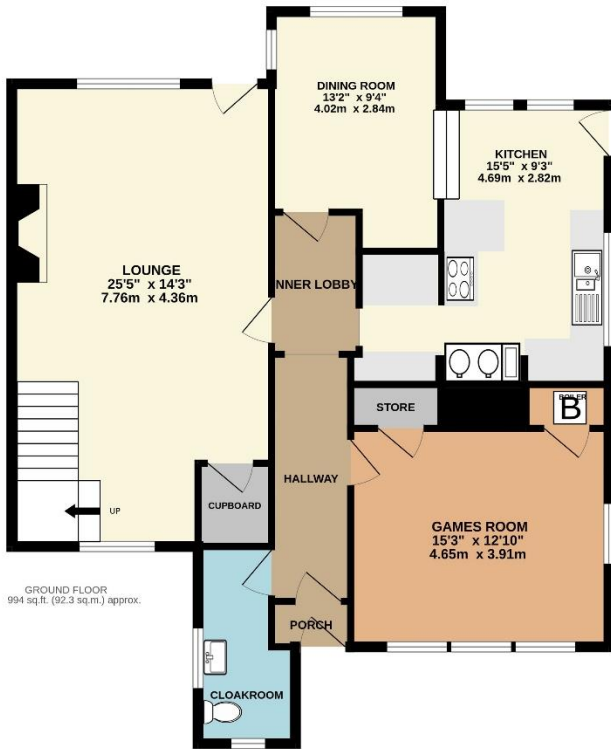
**Post Code:** YO22 5JU

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

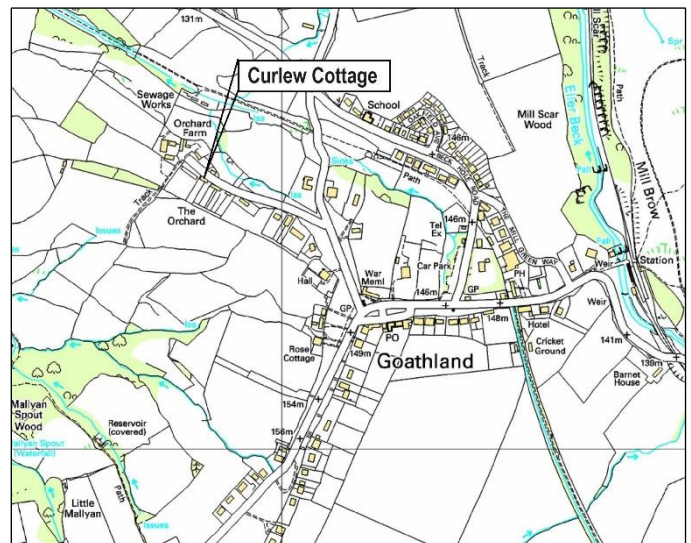
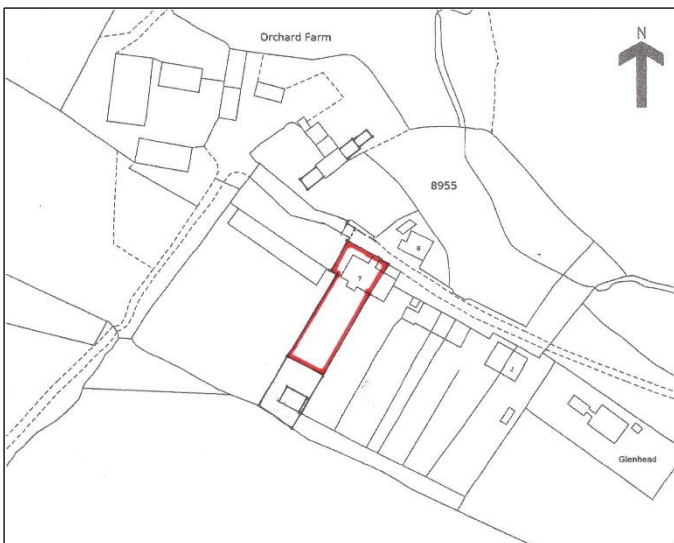
### IMPORTANT NOTICE

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





TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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