



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

“GARDEN COTTAGE” HIGH BARRASS, STAITHES

Whitby 11 miles Saltburn 10 miles

(Distance is approximate)



A MOST APPEALING DETACHED COTTAGE SITUATED IN THE HEART OF THE VILLAGE, CLOSE TO THE SLIPWAY, HARBOUR AND BEACH. THE COTTAGE OFFERS FLEXIBLE 2/3 BEDROOM ACCOMMODATION AND HAS BEEN SYMPATHETICALLY UPGRADED BY THE VENDORS AND ENJOYS THE MOST BEAUTIFUL VIEWS TO THE HARBOUR AND CLIFFS FROM THE UPPER WINDOWS.

Accommodation

Ground Floor: Lounge, Kitchen

First Floor: Landing, Double Bedroom, Single Bathroom, Bathroom

Second Floor: Sitting Room/3rd Bedroom

Outside: Front Yard and Raised Seating Area.

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PARTICULARS OF SALE

Situated behind Barrass Square in a quiet ginnel just nicely elevated from the High Street, this detached cottage enjoys stunning views over the rooftops to the harbour and sea from the upper windows. In the heart of the village, the shops, local pubs and beach are literally just a stone's throw away making this ideal holiday accommodation and perfect for investment or a charming get-away and bolt-hole.

With very flexible accommodation over 3 floors the cottage is set up as 2 bedrooms with the top room used as stunning lounge with views over the harbour but this room could equally be a large 3rd bedroom. The cottage has a wealth of charm and character, including beamed ceilings, exposed roof timbers, original doors and a cosy multi-fuel stove. With modern conveniences such as oil central heating, double and secondary glazing, and modern kitchen and bathroom facilities plus outside space, this is a lovely cottage that needs to be viewed.

From the ginnel of Barrass Square, a gate and steps lead to the part glazed front door which opens into ...

Sitting Room: A delightful room with multi-fuel stove within a brick fireplace, open beamed ceiling, window to side and original brick paved floor. There is a small built-in cupboard, under-stairs cupboard and open door to the....



Kitchen: Having a modern range of base units with matching wall cupboards, Beech working surfaces, tiled splash-backs and inset "Belfast" ceramic sink unit. Integral to the units is the automatic washer, washing machine and fridge with an electric oven and hob with extractor over. There is tiling to the floor



First Floor

Landing: With staircase to the 2nd floor and panel doors off to the...

Bathroom: Having a white suite comprising p-shaped bath with thermostatic shower and screen over, pedestal hand-basin and w.c. There is full tiling to the walls and floor, and a chrome heated towel rail.



Single Bedroom: To the front, currently with bunk beds, with open beamed ceiling and window to the front.



Bedroom: A spacious double room, again with side window, open beamed ceiling and brick fireplace. There is attractive boarding to the walls and original floor boarding.



Second Floor

Lounge/ 3rd Bedroom: A light and airy room currently used as a second lounge and which enjoys stunning views over the roof tops to the harbour and sea beyond. A large velux window also allows views along the cliffs. There is built in storage and shelving and stripped floorboards

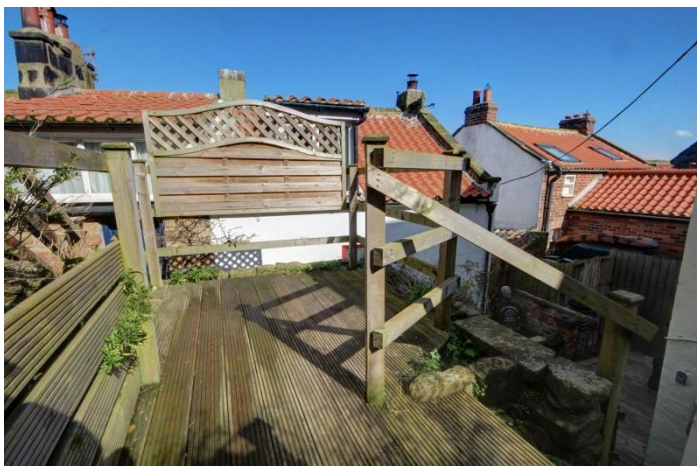


To the side of the room is a small open attic space which could be used as a small child's overflow area



Outside

There is a small yard to the front of the property which goes to the left and right. To the left is the oil tank for the property whilst to the right is situated the outside Worcester boiler and steps up to a small decked seating area. Please note that the vendors currently give permissive access to the neighbours to access their oil tank.



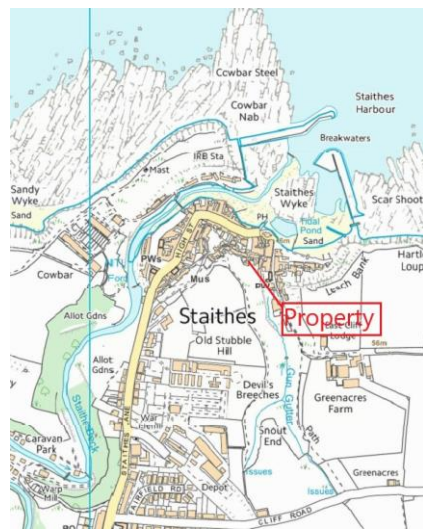
GENERAL REMARKS AND STIPULATIONS

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.

Services: The property is understood to be connected mains electric, water and sewerage. There is an oil fired external Worcester boiler which is situated in the front yard.

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, around the corner towards the Cod & Lobster. On the right are steps to Barrass, Square, walk up here, going around the white cottage at the top., Immediately behind here is a small ginnel and Garden Cottage is immediately in front of you at the end of the ginnel.

What.3.words: snugled.racks.youth



Tenure: Freehold.

Council Tax Banding: Band 'B'. North Yorkshire Council. 0300 1312131

Post Code: TS13 5DE

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		
69	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	7	g



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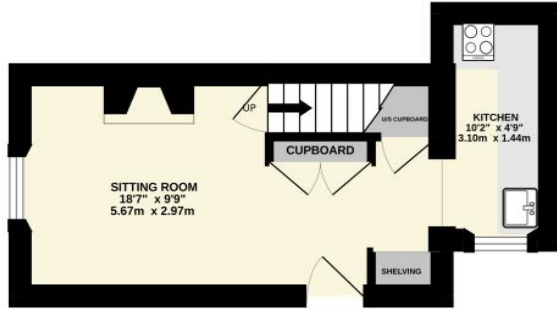
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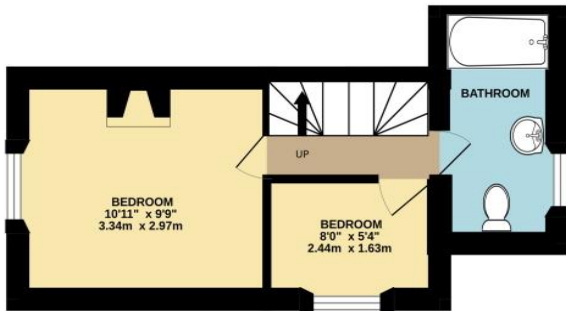
Estate Agents

GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



SECOND FLOOR
221 sq.ft. (20.5 sq.m.) approx.

FIRST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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