



# RICHARDSON & SMITH

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## STONEGARTH, HIGH STREET, STAITHES

*Staithe Village*

*Whitby 10 miles*

*Saltburn 9 miles*



**A WELL PRESENTED 2 BEDROOM COTTAGE, SET IN A YARD JUST OFF THE HIGH STREET IN THIS POPULAR OLD FISHING VILLAGE. THIS PROPERTY IS AN ESTABLISHED HOLIDAY LET AND IS AVAILABLE TO INCLUDE CONTENTS.**

Entrance Lobby, Living Room, Rear Lobby, WC Cloakroom, Dining Kitchen.  
1<sup>st</sup> Floor: Landing, Double Bedroom, Bathroom. 2<sup>nd</sup> Floor: Dormer Twin Bedroom.

**OFFERS INVITED ON £195,000**

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

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk



## PARTICULARS OF SALE

Built in 1820, but on a site which will have been occupied for much longer, Stonegarth is a traditional stone and pantile cottage which has been partially rendered and extended to the rear.

Lying in the old, lower village of Staithes, close to the beck and harbour, Stonegarth is conveniently positioned for loading and unloading relatively level with the road, but tucked away from the hustle and bustle of the High Street.

The house has been upgraded with modern kitchen and bathroom fittings and is well presented for holiday letting.

From the communal paved and cobbled yard pathway the front door of the cottage opens into a small entrance lobby with glazed inner door opening directly into ...



Lounge – with a beamed ceiling and part exposed stone walls, the lounge has a characterful feel with a wide fireplace with a big cast metal log burning stove. The floors have been tiled and benefit from underfloor heating and a door in the corner opens onto the stairs to the upper floors. A window faces to the front into the narrow yard and there are 2 shelved recesses.



Steps at the rear of the lounge lead up to a narrow corridor which eventually open into the kitchen but also has a window and a door opening into Man's Yard at the rear and a door to ...

WC Cloakroom - with a white suite comprising a low flush WC and wash hand basin. Window to the side and tiled floor.



Kitchen – a spacious dining kitchen with a tiled floor and 2 windows to the side facing into Man's Yard at the rear, plus 2 further windows facing out to the south side of the property. The kitchen is fitted with modern suite of units with laminate worktops and has integral equipment including an oven, hood and cooker hood plus a sink and drainer. There are positions for a fridge, automatic washing machine and dishwasher.

### First Floor

A door from the living room opens to a tight winding set of stairs up to a narrow landing from where doors open to ...



Bathroom - the bathroom has a modern white suite comprising a panel bath with shower over, a low flush WC and a wash hand basin. The room has tiled floor and walls with underfloor heating. A window faces to the rear.





Bedroom 1 – An attractive double bedroom with a window to the front and a recessed cupboard. Beamed ceiling and polished boarded floor.

## Second Floor

A further door on the first floor opens onto a set of stairs with low head height which rise up directly into:

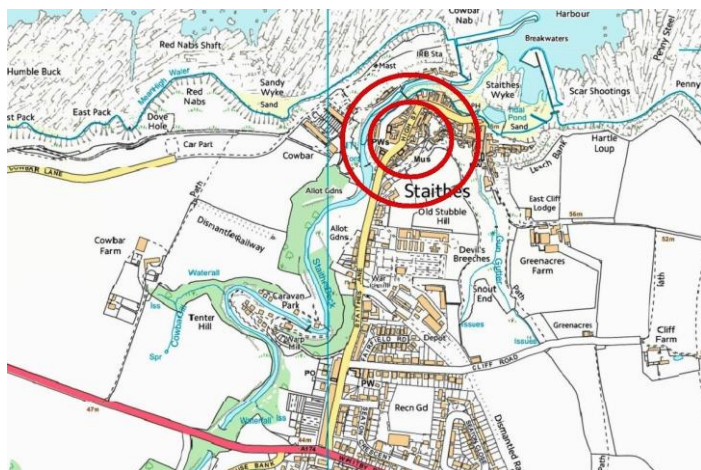


Bedroom 2 - Set within the pitch of the roof this twin bedroom has a broad dormer window to the front and a small window set in the gable wall. There is a small built in cupboard housing the water tanks and offering some storage. Polished boarded floor and part panelled walls.



## Outside

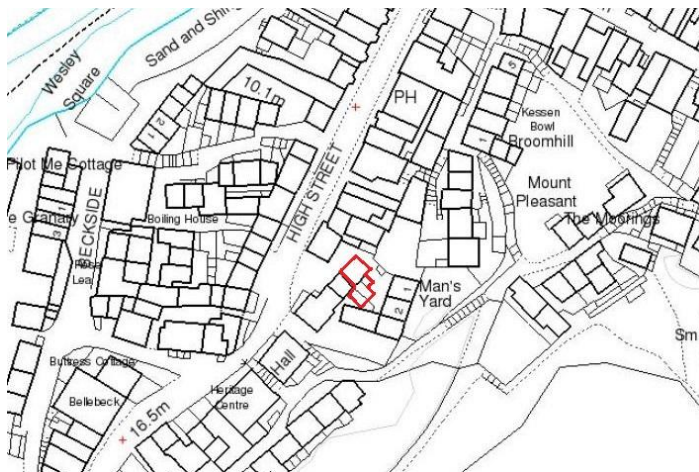
The property enjoys the use of a shared open yard.



## GENERAL REMARKS AND 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 or making an appointment to view this property.

**Directions:** From Whitby, head out on the A174 coast road through the villages of Sandsend, Lythe and Hinderwell. Upon arriving at the village of Staithes, turn right where signed to the old village, just beyond the traffic lights and follow this road round to the car park at the bank top. It is best to park here and walk down the bank into the old village along the cobbled High Street. As you follow the road through the village, Stonegarth lies just to the rear of The Emporium, the first shop on your right hand side.



**Method of Sale / Tenure:** The property is freehold with qualified title and is currently a holiday letting and is available to include its furniture. No onward chain.

**Services:** Mains water, electricity and drainage. The property has solid fuel central heating systems and electric heaters and a multi-fuel stove with back boiler in the living room. Broadband is connected.

**Local Taxation:** As a commercial holiday let the property is assessed for business rates with a rateable value of £2,400. Reliefs of up to 100% are currently available. North Yorkshire Council. Tel 01723 232323.

**Planning:** The local planning authority is the North York Moors National Park. Tel 01439 770657.

**Postcode:** TS13 5BQ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	25 F

## IMPORTANT NOTICE

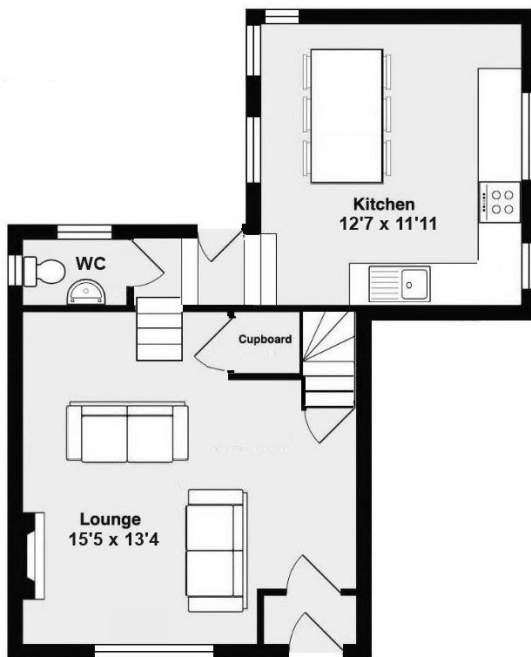
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.



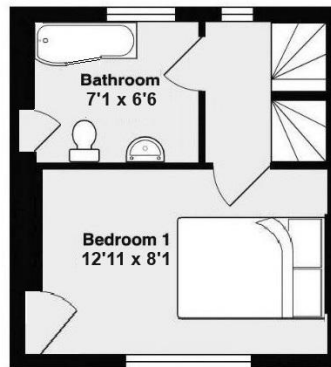


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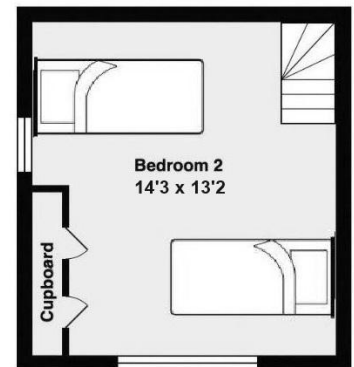
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Ground Floor



1st Floor



2nd Floor

