



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## NEWTON HOUSE, FYLINGTHORPE

*Fylingthorpe Village*

*Robin Hoods Bay 1 mile  
(All Distances are approximate)*

*Whitby 7 miles*



**A 3 BEDROOM TERRACED HOUSE SET IN THE HEART OF THIS VILLAGE POPULAR WITH TOURISTS AND RESIDENTS ALIKE, UNDER A MILE IN FROM THE COAST AT ROBIN HOODS BAY. NEEDING SOME FURTHER UPDATING, THIS CHARACTERFUL OLD COTTAGE HAS PLENTY OF CHARM AND A SURPRISING GARDEN AND OUTBUILDING TO THE REAR.**

### Accommodation:

Ground Floor: Lobby, Living Room, Kitchen. 1<sup>st</sup> Floor: Landing, 2x Bedroom, Shower Room.  
2<sup>nd</sup> Floor: Landing, Dormer Bedroom. Outside: Outbuilding and Garden to rear.

**Offers On: £245,000**

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## **PARTICULARS OF SALE**

This is a mid-terrace house lying within a short terrace facing onto the main road through the village, with a slip road running immediately in front. A good residential area with a primary school, shop, pub and church all lying nearby, many of the residential properties are second homes and holiday lets as well as permanent homes.

Newton House is a mid-terrace house, faced in stone (but built in brick at the rear), under a clay tiled roof. The house will probably date to around the early 19th Century as it is now, but is likely to be older underneath. It offers accommodation on 3 floors with a dormer window to the room on the highest level and enjoys an outbuilding and an attractive garden to the rear.

From the pavement, a paneled door with light over opens into a lobby with 2 steps up to an inner door into living room. The lobby houses the electric consumer unit.



Living Room – with a broad single glazed window to the front, and decorative friezes to the walls and ceiling. The focal point of the room is an open fire with a slate hearth and surround and a painted, moulded wooden mantel. To the side of the fireplace is a paneled cupboard that formerly housed the Airing cupboard but is now only storage. A connecting door opens into ...



Kitchen - With window and paneled door with window over, opening to the rear. The kitchen is of 'galley' proportions with a stainless steel sink unit, an electric oven and some simple units.

## **First Floor**

A door from the living room opens onto a staircase which rises to the first floor where a window overlooks the rear garden.

More stairs rise to the second floor and a hatch opens to a storage cupboard beneath. Paneled doors open to...



Bedroom 2 - A compact double bedroom with a window to the front and ceiling cornice.

Shower Room – An L-shaped room with window to the rear, fitted with a modern white suite comprising a glazed shower cubicle, basin set in vanity unit and low flush WC.



Bedroom 3 - A single bedroom with window to the front.

## **Second Floor**

The staircase rises to a small landing with a door opening to a cupboard that gives access into the front eaves of the building. A further door opens into ....





Bedroom 1 - A double sized bedroom with a dormer window to the front giving views over the rooftops of the village as far as the sea and the moors towards Ravenscar. A hatch in the paneling gives access to the rear eaves void.

A ceiling hatch with drop down aluminium ladder gives access to the loft which is boarded for storage with an electric light.

Outside

To the rear there is a paved path with shared access, beyond which lies a brick and stone outhouse with power, light water and drains connected. This is a useful work room / storage and has a window to the rear and 2 roof lights. There is even an old range in the corner and this room is used for an automatic washing machine and also houses the Baxi gas central heating boiler. A section of the outbuilding has separate access from the path and was formerly a WC, but is now used as a coal-house.



The garden lies offset from the house, behind the terrace and has a lawn bordered by shrubs and hedges. Within the garden is a substantial apple tree and a beech tree. In a corner of the garden stands a small former brick WC which is now used to store gardening tools.

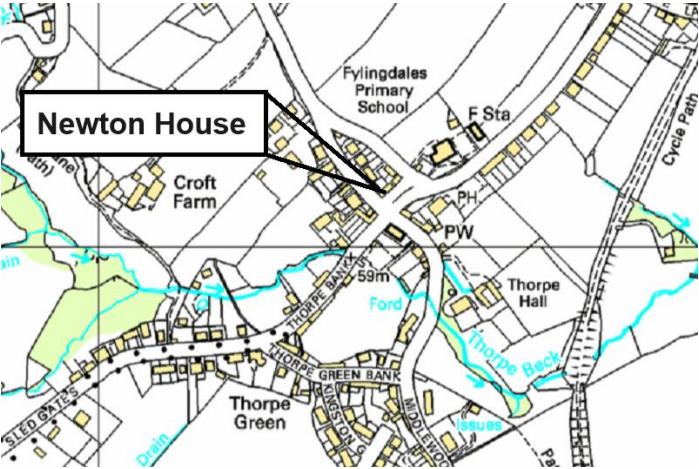


IMPORTANT NOTICE

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 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: The property is a terraced house situated in the centre of Fylingthorpe village, opposite the village church, mid-way between the village store and pub. Fylingthorpe lies around a mile west of Robin Hoods Bay and is signed form the A171 connecting Whitby and Scarborough. The property is marked by the Richardson and Smith ‘For Sale’ board. See also location & boundary plans.



Services: The cottage is connected to mains water, gas, electricity and drainage. The property has a combi style gas fuelled boiler located in the outbuilding.

Tenure: Freehold

Council Tax Banding: Band ‘C’ approx. £2,029 payable for 2024/5. North Yorkshire Council. Tel 01609 780 780.

Post Code: YO22 4TN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



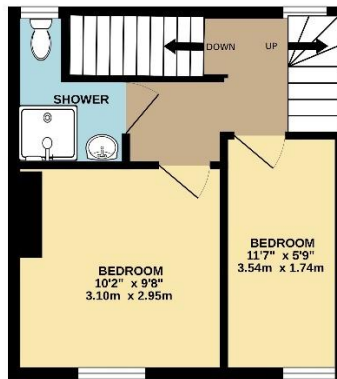


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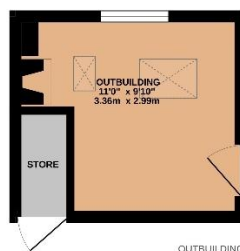
GROUND FLOOR



1ST FLOOR



2ND FLOOR



OUTBUILDING

Measurements are approximate. Not to scale.  
Illustrative purposes only  
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