

# RICHARDSON & SMITH

Chartered Surveyors

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## STAITHE COTTAGE CHAPEL STREET, ROBIN HOODS BAY

Whitby 6 miles

Scarborough 16 miles

(Distances are approximate)



**A CHARMING BUT QUIRKY COTTAGE SITUATED CLOSE TO THE DOCK AND SLIPWAY IN THIS FAMOUS COASTAL VILLAGE. TUCKED AWAY FROM THE CROWDS THE COTTAGE IS OVER 3 FLOORS AND HAS MANY DELIGHTFUL FEATURES OF ITS PERIOD INCLUDING ORIGINAL FIRE GRATES, OPEN BEAMED CEILINGS AND PANELLING.**

Accommodation:

Ground Floor: Entrance Hall, Kitchen Lounge, W.C;  
First Floor: Double Bedroom. Second Floor: Bedroom

**OFFERS ON: £189,000**

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## **PARTICULARS OF SALE**

Tucked away amongst the winding paths and alleyways of this picturesque old fishing village, Staithe Cottage is a charming but somewhat quirky cottage which is situated a short walk from the beach.

The cottage is over 3 floors with many delightful features including open beamed ceilings and period fireplaces. The only frontage onto the street is the front door giving a rare privacy. Formerly part of the neighbouring cottage, Staithe Cottage was split off many years ago and does have a small element of flying freehold. The sale of the cottage includes furniture, appliances and other contents.

Situated off one of the main thoroughfares of the village, yet only yards from the dock with its slipway onto the beach, the cottage is ideally situated for all amenities whilst its position close to King Street does allow offloading from the car.

From the path along Chapel Street, the wooden front door opens into the long entrance hall, which is ideal for the storage of coats and shoes. Which opens into the.....

**Lounge Kitchen:** Having a recessed central fireplace with original fire grate, with seating to the sides, under-stairs cupboard and door to staircase to the first floor. There are open beams to the ceiling. The kitchen area has Pine units with working surfaces over and tiled splash-backs, Belfast sink unit with appliances including a fridge, mini-cooker and microwave.



Off the lounge area is small recess cloakroom with w.c and hand-basin, and washer/dryer.

## **First Floor**

Landing with panel doors, storage cupboards to the side and overhead and staircase to the second floor.



**Bedroom:** With period cast –iron fireplace and beamed ceiling. There is a small built-in wardrobe and window looking over the village. Within the corner of the room is a fitted shower cubicle with electric fitting and hand-basin. The vendors have drawn up basic plans to create a bathroom within this room if so desired – a copy is available through the agents.



## Second Floor



**Attic Bedroom:** Having pine boarding to the ceiling, under eaves storage and large dormer window and velux window with views over the village and out to sea.

## GENERAL REMARKS & 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 down to Fylingthorpe and 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 left just before bridge, up the steps and onto Chapel Street. Continue right along Chapel Street, going around the corner and Staithe Cottage is situated on the right.

**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.

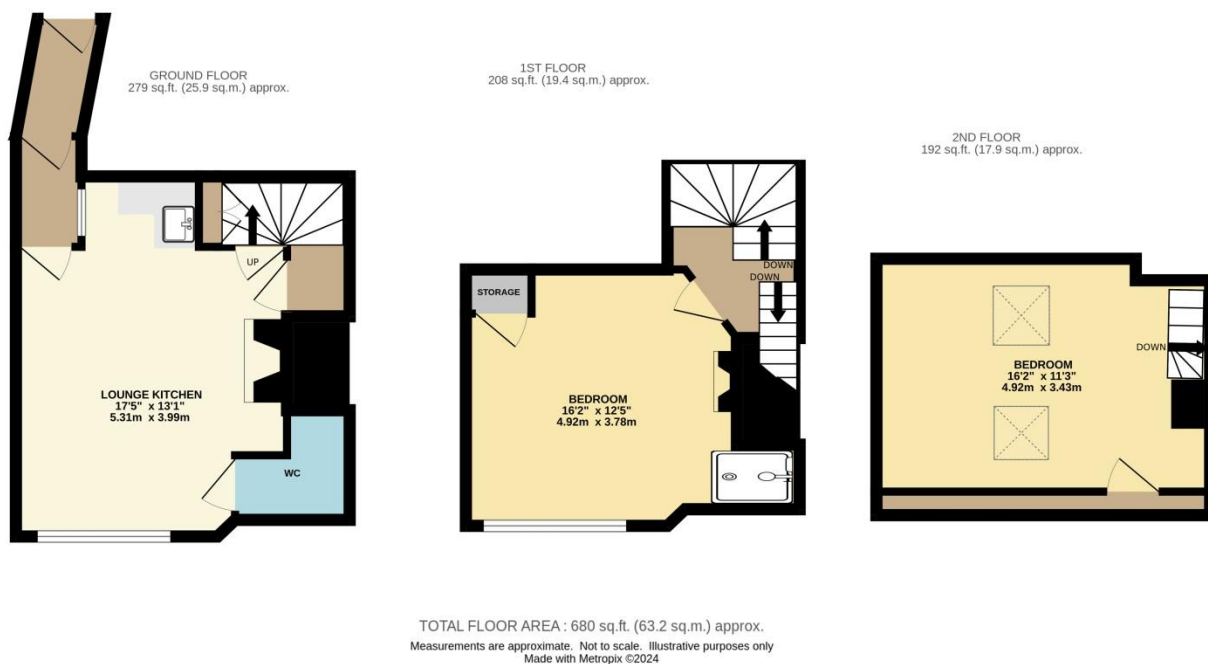
**Tenure:** The property on an original historic lease with a term of 1,000 years.

**Services:** The property is understood to be connected to mains water electricity and sewerage.

**Council Tax Banding:** The property band 'B' for Council Tax under North Yorkshire Council. Tel: 0300 1312131.

**Post Code:** YO22 4SQ





### **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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