



RICHARDSON & SMITH

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“ROCKFISH COTTAGE” 33 STAITHES LANE, STAITHES



A BEAUTIFULLY PRESENTED 3 BEDROOM HOLIDAY COTTAGE SITUATED AT THE TOP OF THIS RENOWNED VILLAGE. FULLY UPGRADED AND RENOVATED BY THE VENDORS THIS SPACIOUS HOUSE HAS GARDENS AND A LARGE GARAGE TO THE REAR MAKING IT ONE TO VIEW.

Accommodation:

Ground Floor: Open Plan Living Room including Kitchen Area; Bathroom; Double Bedroom

1st Floor: Landing, Double and Twin Bedroom.

Outside: Rear Yard, Detached Garage, Garden.

Guide Price: £225,000

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PARTICULARS OF SALE

Situated on Staithes Lane, a row of terraced cottages at the top of the village before you drop down into the old village, Rockfish Cottage is a beautifully presented 3 bedroom holiday cottage that has been fully renovated and upgraded by the Vendors. Chosen because of its obvious potential and the availability of a garage and garden with the property whilst affording views over countryside to the rear, the cottage ticks most boxes whether looking to continue letting or reverting back to a family home.

In a modern style the lounge and back rooms of the house have been opened up to create a stylish open plan living, kitchen and dining area with focal wood burning stove in the seating area and modern kitchen to the rear. There are open beams to the ceiling and overall the feeling is of clean modern living.



The kitchen area has clean modern lines with Shaker style units with laminated working surfaces over and attractive tiling to the walls. There is an integral oven with stainless steel extractor over with space for fridge, dishwasher and integrated washer/dryer. There is a dining area to the side.

To the rear of the kitchen area a door leads to the rear lobby off which there is the house bathroom and a double bedroom which allow level easy access without the need to go upstairs.



The bathroom has been stylishly refitted with Mandarin Stone tiling and a modern white suite comprising a P-shaped bath with bar mixer thermostatic power shower over and glass shower screen, a low flush WC and a pedestal wash hand basin.

The staircase rises from the entrance lobby to a first-floor landing with door into ...



A spacious double bedroom to the front of the house with down-lighting and recessed wardrobe.

There is a second twin bedroom to the rear which looks over to open countryside and you can even catch a glimpse of the sea.



Outside

To the rear of the property is a small yard which leads across the back lane to the detached **Garage 22' x 13'**. There is light and power connected.

To the rear of the garage is the garden which is set to lawn, sloping gently downwards and provides a useful space to enjoy the delightful views.



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 take the coast road A174 passing through Sandsend, Lythe and Hinderwell. Travel on to Staithes, taking the 2nd right onto Staithes Lane. The property is on the left approximately half way along.



Method of Sale: The property is currently a commercial holiday letting cottage. It is available to include forward bookings, and subject to separate negotiation, the contents (save for a limited number of items the vendors wish to keep).

Planning: The property lies within the jurisdiction of the North York Moors National Park.

Local Taxation: The property is currently assessed under Business Rates with a rateable value of £2,400 with £1,198 payable for 2024-25 before reliefs. Local Authority: North Yorkshire Council Tel: 01723 232323.

Services: The property is connected to mains water, electricity and drainage. The electric boiler is situated in the upstairs rear bedroom airing cupboard.

Post Code: TS13 5AH

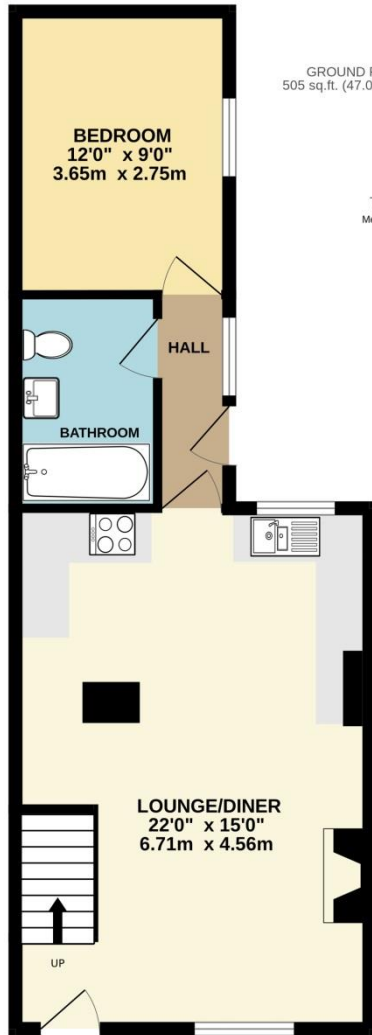
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	25 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 are advised to seek their own survey and legal advice.





TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.

