

# Lumley Cottage, The Valley, Sandsend



**RICHARDSON & SMITH**

Chartered Surveyors • Estate Agents • Auctioneers • Valuers







# Lumley Cottage, The Valley, Sandsend



**A WELL PRESENTED, GRADE II LISTED 3/4 BEDROOM STONE COTTAGE SET WITHIN THE VALLEY IN SANDSEND, PROBABLY ONE OF THE MOST EXCLUSIVE AREAS ON THE NORTH YORKSHIRE COAST. THIS PICTURESQUE COTTAGE FACES WESTWARD WITHIN THIS IDYLIC VALLEY WHICH HAS A CHARM OF ITS OWN WITH THE BECK RUNNING DOWN TO THE SEA AND SANDS BETWEEN THE COTTAGES.**

**Accommodation:**

*Dining Kitchen, Kitchen Utility, W.C, Lounge, Study/4<sup>th</sup> Bedroom, Staircase To 1<sup>st</sup> Floor  
First Floor: Master Double Bedroom with Jack & Jill Bathroom/Wet Room. Double Bedroom, Single Bedroom  
Lawned Gardens to Front with Further Landscaped Gardens to the rear.*



**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**

Stone cottages in The Valley do not come up very often and when they do, they inevitably attract plenty of interest. This attractive 3/4 bedroom cottage lies slightly inland, close to St Mary's church, away from the tourist throng but close enough to be in easy reach of the beach and other facilities whilst offering an idyllic location within The Valley.

The cottage, which has been a much loved 2<sup>nd</sup> home for 20 years, has been extended from its original footprint to provide spacious living accommodation, with many delightful features including open beamed ceilings, original sash windows, window seats and a log burner mixed with a high standard of fixtures and fittings, and is ready to use straight away. With good sized private gardens to the front and rear, the beaches, walks and coastal paths for which Sandsend is famous just on the doorstep and Whitby and all it has to offer a short drive away, this is a cottage which should tick all the boxes, whether looking for a permanent home, second property or investment.

Approached from brick paved path to the front, the wooden entrance door opens into ...

**Kitchen Dining Room:** A spacious room the kitchen has a double glazed Yorkshire window to front aspect along with a further side window, whilst a further sash window to the rear allows for plenty of natural light. There is Karndean flooring laid, a delightful window seat and Inglenook style fireplace with brick surround and hearth with inset multi-fuel stove and further seating to the sides. A door from here leads to the staircase to the first floor. There is a range of bespoke painted wood wall and base units comprising cupboards and drawers under a Quartz worktop, with an inset 1 and ½ bowl ceramic sink unit. There is a single oven electric Aga included in the sale.

**Kitchen Utility:** A single story extension to the original cottage the room is fitted with matching cupboards and wall cupboards to the dining kitchen with a full range of integral appliances fitted including fridge freezer, dishwasher, automatic washer and oven. There is an inset stainless steel sink unit within the Quartz working surface. There is a door to the front garden, whilst to the rear of the room is a cloakroom with W.C and hand basin.

**Lounge:** From the kitchen diner double doors open into the lounge which again is a spacious room with large sash windows to the front and rear. There is a window seat to the front, open beamed ceiling and a focal brick fireplace with space and connection for a gas fire. There is panelling to one wall, and a door giving access to a large under-stairs cupboard within which is situated the Worcester gas central heating boiler.

A door from here leads into the ....

**Study/4<sup>th</sup> Bedroom:** Again a single story extension to the original cottage, this is a very light and spacious room with windows to 3 aspects and glazed French doors out to the rear garden. To one wall is a quality range of shelving and cupboards, fitted by Mark Aspin Whiteley.

## **First Floor**

The enclosed staircase from the kitchen diner rises to the first floor landing of which there is a small airing cupboard and panel doors to all rooms.

**Bedroom :** A single bedroom to the rear with small gable window, roof light and built in wardrobe.

**Twin Bedroom:** To the front of the cottage again with a small gable window, large dormer sash window overlooking the front garden and the stream, and built-in wardrobe.

**Master Bedroom :** To the front of the cottage, again with large sash dormer window and built in cupboard. A door from the bedroom gives access to the....

**Jack and Jill Bathroom/En-Suite:** An ingeniously designed bathroom and wet room which makes the most of the limited space to give both a house bathroom and en-suite facility. Separate at both ends by obscured glass, the room has been split into three areas with hand basin and w.c at either end and a wet room shower and bathroom in the middle. There is a chrome heated towel rail in both ends.

## **Externally**

Lumley Cottage is set in substantial gardens which lie to front, and rear of the cottage.

The large front gardens are laid mainly to lawn with paved patio seating and some mature shrubs. A block paved path leads to the rear.

The rear garden are terraced behind a stone retaining wall with steps up to low maintenance drying and seating area with a further paved seating area at the top of the garden, separated by mature shrubs. Behind the house is a stone built storage shed, ideal for surf boards, wet suits or any other beach day requirements.



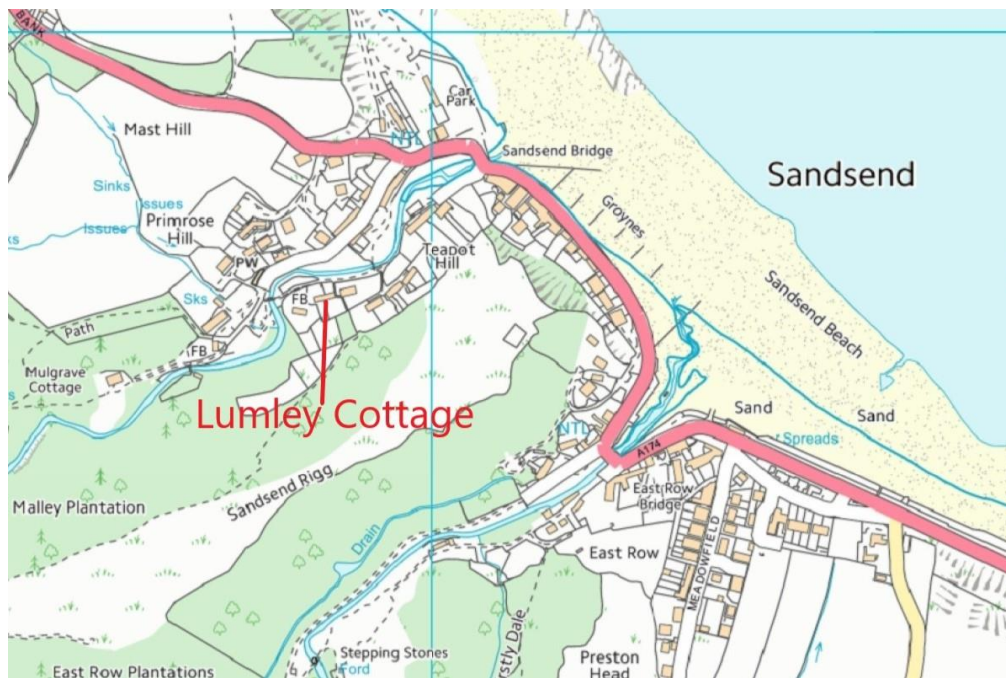
## GENERAL REMARKS AND STIPULATIONS

**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 connected to mains water, gas, electricity and drains. Hot water and heating run from a gas central heating boiler situated in the under-stairs cupboard in the lounge. There is also a log burning stove in the kitchen.

**Directions:** Sandsend lies on the main coast road approximately 3 miles northwest of Whitby. Drive though the village crossing both streams until you reach the foot of Lythe bank. Turn left here and follow the road up The Valley until you reach St Mary's church. Lumley Cottage is the 2<sup>nd</sup> cottage on the right situated across the stream with access via the footbridge.

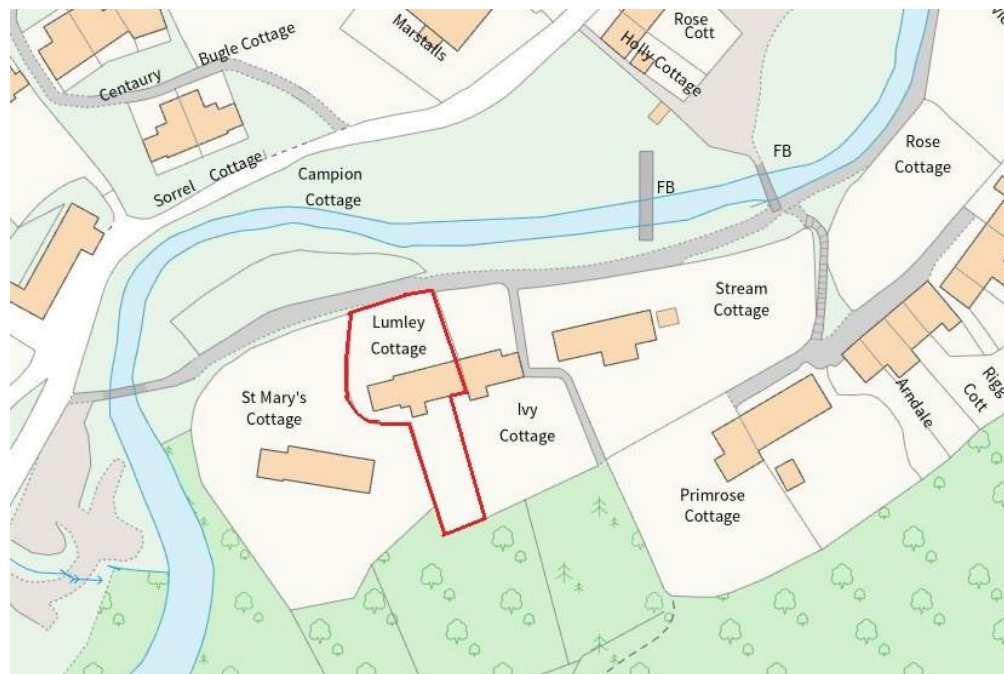
**Parking:** There is a car park at the head of the valley which is currently available free of charge to the residents where there is space. The cottage currently rents a space within in the large car park, although this is only year permit only.



**Council Tax Banding:** 'E' North Yorkshire Council. Tel 0300 1312131.

**Post Code:** YO21 3TE

**Tenure:** Freehold

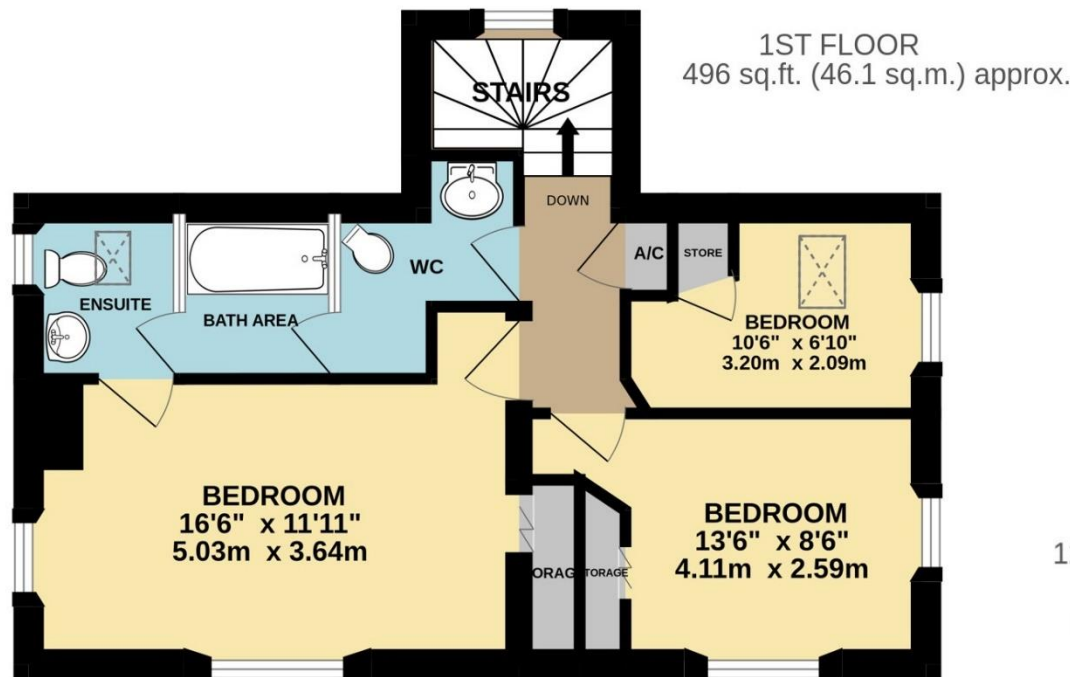
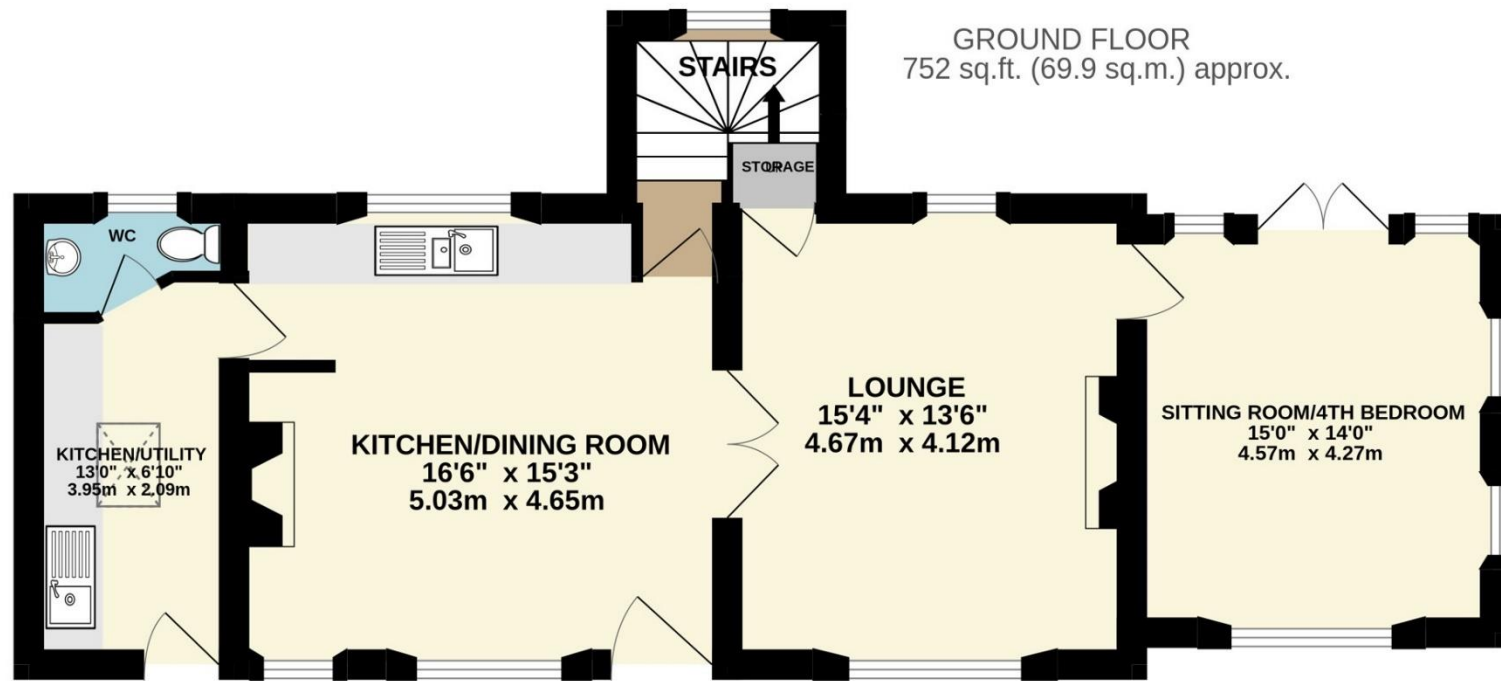


### IMPORTANT NOTICE

*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.*



*St Mary's Church*



**TOTAL FLOOR AREA :**  
1248 sq.ft. (115.9 sq.m.) approx.

Measurements are approximate.  
Not to scale. Illustrative purposes only  
Made with Metropix ©2024







