



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## **“EVA COTTAGE” CHAPEL STREET, ROBIN HOODS BAY**

*Whitby approx. 6 miles*

*Scarborough approx. 16 miles*



**A DELIGHTFUL GRADE II LISTED 2BEDROOM COTTAGE IN THE HEART OF THIS RENOWNED COASTAL VILLAGE. A SHORT WALK TO THE SLIPWAY AND BEACH THIS COSY COTTAGE OFFERS MANY PERIOD FEATURES AND SHOULD BE HIGH ON THE LIST TO VIEW.**

Accommodation:

Ground: Lounge, Kitchenette; 1<sup>st</sup> Floor: Double Bedroom, Shower Room;  
2nd Floor: Double Bedroom  
Outside Store

**Guide Price £245,000**

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## View From Rear Velux



## PARTICULARS OF SALE

Situated off Chapel Street, one of the most popular streets in the village, Eva Cottage is a most delightful home that ticks every box if looking for a cosy cottage in the heart of the village.

This much loved cottage has been in the same family for many years which is a testament to its delightful situation and homely feel but is now ready for the next family to take it forward.

The cottage has a wealth of features including open beamed ceilings, sash windows and period fire surrounds and is just yards from the sea wall and a short walk down to the slipway and the beach.

Whether looking for a cosy second home or a cottage with rental potential this is worthy of consideration.



From the Chapel Street pathway at the front, a painted part glazed wood entrance door opens into a small entrance porch and on into the ground floor which comprises a cosy living area with a wood burning stove, under-stairs storage and a small kitchenette with space for electric oven and fridge, and a further separate sink area off. There are open beams to the ceiling, which even includes a “coffin drop”, sash window to the front, and a doored stairway gives access to the first floor.



## 1<sup>st</sup> Floor

Winding stairs from the lobby give access to the first floor.



Off the landing is a large double room with sash window looking over the street. There is a period fireplace (not working), open beamed ceiling and some original panelling.



The shower room is off the landing, part situated over the flying freehold and comprises generous shower cubicle, pedestal hand basin and w.c

A further winding staircase comes off the landing to the second floor.



## Second Floor

Off the landing there is a large double/twin room with a dormer window to the front and conservation Velux window to the rear with views out to sea. There is some under eaves storage to the front aspect.



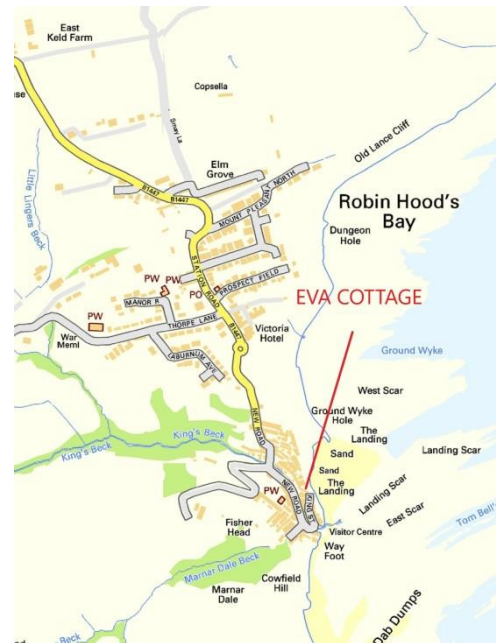
## Outside

There is small outside store to the front of the cottage within which is situated the gas central heating boiler.



## 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.



**Directions:** From Whitby, head out on the A171 towards Scarborough. Turn left onto the B1447 at Hawsker where signed to Robin Hoods Bay. We would advise parking in either of the public car parks and walking down the bank. At the bottom of the bank, before the bridge, turn left up the slope onto Chapel Street. Then continue along Chapel Street, around the corner and the cottage is situated on the left halfway up before reaching King Street.

**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 & Method of Sale:** The property is held freehold. Vacant possession will be provided on completion. It should be noted that there is a small element of flying freehold.

**Services:** The property is understood to be connected to mains water, electricity, gas and sewerage. The gas boiler is situated in the outside store

**Business Rates / Council Tax:** The property is in tax band "B" by North Yorkshire Council 0300 131 2131

**EPC:** Exempt as a listed building.

**Post Code:** YO22 4SQ





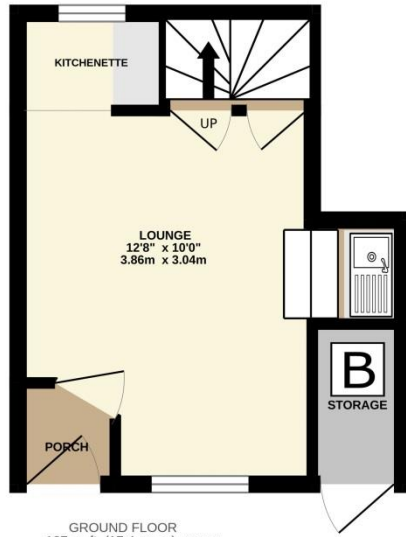
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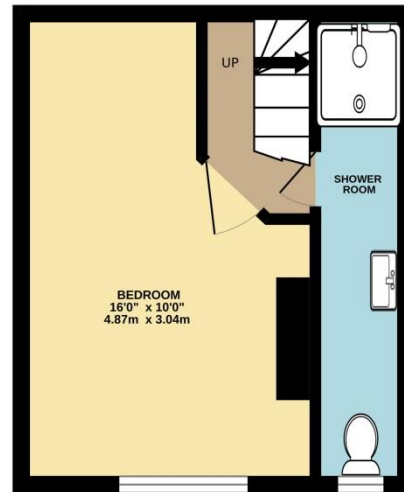
Auctioneers

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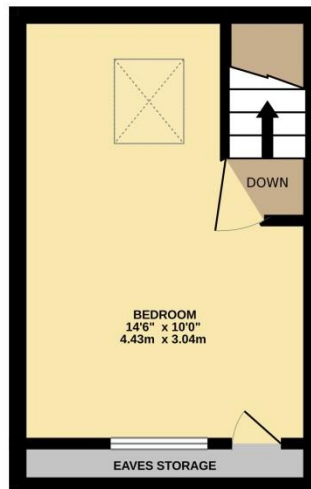
Estate Agents



GROUND FLOOR  
187 sq.ft. (17.4 sq.m.) approx.



1ST FLOOR  
204 sq.ft. (18.9 sq.m.) approx.



2ND FLOOR  
159 sq.ft. (14.8 sq.m.) approx.

TOTAL FLOOR AREA : 550 sq.ft. (51.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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## **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.*