



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

BUGLE COTTAGE THE VALLEY, SANDSEND



SITTING IN AN ELEVATED POSITION OVERLOOKING WHAT IS WITHOUT DOUBT ONE OF THE MOST SCENIC AND SOUGHT AFTER VALLEYS IN THIS ALREADY VERY POPULAR COASTAL VILLAGE, THIS TRADITIONAL STYLE BUT THOROUGHLY MODERN COTTAGE IS A FANTASTIC OPPORTUNITY THAT REALLY SHOULDN'T BE MISSED - THE IDEAL SECOND HOME IN A MOST IDYLIC AND SOUGHT AFTER LOCATION

Accommodation

Ground Floor - Open Plan Lounge with Kitchen and Dining Areas, Rear Entrance Lobby, Utility, Cloakroom. 1st Floor Landing, Lobby, Bathroom, Two Double Bedroom
Outside – Paved Patio To Front, Paved Access and Pathway to Rear 1st Floor
Communal Outside Store



PARTICULARS OF SALE

Bugle is a beautiful and spacious 2 bedroom cottage, being of the premier properties in a stunning development by Mulgrave Properties, and in the one of the most sought after valleys and coastal resorts on the north east coast. Built approximately 14 years ago and constructed to exceptional standard of thermal efficiency, it enjoys underfloor heating through-out and has a modern heat recovery system and has an exceptional standard of fixtures and fittings.

Set in well maintained grounds the cottage is faced in natural stone to a traditional design, with handmade clay pantile roofs & small paned timber windows in a vernacular style. The cottage has the benefit of allocated private parking and the all-important outside space to enjoy a morning coffee or perhaps something a little stronger later whilst taking in the views and ambience. A rarely available opportunity this really is one that that needs to be viewed and fully appreciated, a traditional style with all the benefits of modern day living.



Open Plan Kitchen Lounge

The cottage is entered from the front through a half glazed wood door into this spacious and attractive room. There is double glazed sash window to the front aspect, engineered Oak flooring throughout, Chrome fittings and a mix of down-lighting, wall and ceiling lighting. The room is split into distinct areas with the lounge area which covers the right side of the room and has focal modern style wood burning stove which sits on a sandstone plinth with space for logs beneath and kitchen area to the left.



The kitchen comprises modern high quality units, with laminated roll top working surfaces, tiled splash backs and matching wall cupboards and tall units. Within the units there are integrated Neff appliances including oven, microwave, fridge freezer and dish-washer, an inset gas hob and 1 ½ bowl textured steel sink unit. There is a stainless steel and glass extractor hood.

Rear Entrance Lobby

The engineered Oak flooring continues through into the lobby from which the staircase rises to the 1st floor. There is an under-stairs cupboard, cloakroom with w.c and hand-basin, and wooden door to the rear.

Utility

Again having modern base units and wall cupboards with laminated roll top working surfaces, inset stainless steel sink unit and tiled splash backs. There is plumbing for an automatic washing machine and the Remeha Gas Central Heating boiler is situated here. Within the utility is the airing cupboard with high pressured hot water cylinder within.

1st Floor



Landing

With door to the rear (and giving access to the car park), loft access hatch and storage cupboard.

Bathroom Having a modern white suite comprising low level w.c, hand-basin with vanity storage beneath and large modern bath with thermostatic shower fitting & screen, tiling to the walls, tiling to the floors and a recessed shelving.



Double Bedroom: To the front, with views over the valley and eaves storage.



Double Bedroom : Again to the front, a larger room with views over the valley.



Outside

To the front, the property sits behind a low stone wall with wooden gate and large paved seating area.

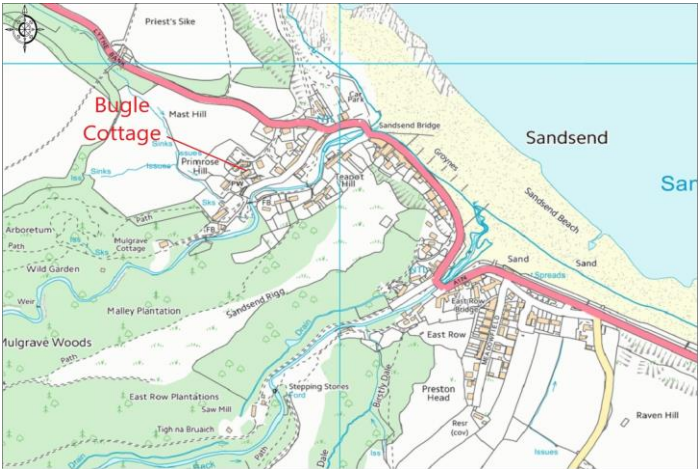
To the rear, there is an access path from the car park to the 1st floor entrance, and private gravelled area with store, meter cupboard and outside tap at ground floor level.

There is one allocated parking space in the parking area to the rear of the properties where the communal bin store is also located.

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 of town on the A174 coast road into Sandsend. Proceed over the 2 bridges across the becks and rising up Lythe Bank, then take the second turning on your left into The Valley. Follow this track along to the car parking area at the end. See location plan attached.



Services: The property is understood to be connected to mains water, gas, electricity and drainage.

Council Tax Banding: 'C'. North Yorkshire Council. Tel 0300 1321131

Post Code: YO21 3TE

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



RICHARDSON & SMITH

Chartered Surveyors • Auctioneers • Valuers • Estate Agents

GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



R412 Printed by Ravensworth 01670 713330