



RICHARDSON & SMITH

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CHAPEL GARTH, STAITHES

Staithes Village

*Whitby 10 miles
(Distances are approximate)*

Saltburn 9 miles



A SUPERB 4 BEDROOM HOUSE SET AMONGST THE WINDING ALLEYWAYS IN THE LOWER VILLAGE OF STAITHES ON THE NORTH YORK MOORS HERITAGE COASTLINE. COMPREHENSIVELY MODERNISED, THIS FABULOUS PROPERTY EVEN HAS DRIVEWAY PARKING FOR 2 CARS, AND A PRIVATE TERRACE. ONE OF THE BEST IN THE VILLAGE!

Ground Floor: Open plan Living Room including Kitchen. Lower Floor: Lounge and Utility Cloakroom.
1st Floor: Double & Twin Bedrooms, Bathroom. 2nd Floor: Double & Twin Bedrooms, Shower Room.
Garden and Driveway Parking. Patio to rear with Boiler Shed and Oil tank.

Guide Price: £465,000

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PARTICULARS OF SALE

Famous for its links with Captain Cook, fossils and British impressionist painting, Staithes is one of the beautiful old fishing villages on the Heritage Coastline of the North York Moors National Park, just 10 miles north of Whitby. Here the cottages huddle at the foot of the cliffs around a harbour and although almost all of the commercial fishing has now gone, the village has become popular as a destination for tourism and second homes.

Chapel Garth is a building which will date from the first half of the 19th Century and has been a number of things over the years including a pub, but was comprehensively overhauled by the current owners since they purchased the property around 10 years ago.



Although not a listed building, it does lie in a conservation area and the owners have taken care to retain the character and appearance of the building including sash windows and original fireplaces, beamed ceilings and exposed dressed stonework, etc, whilst giving it all the comfort of being modern where it counts, including all new wiring and plumbing including oil fuelled central heating. Insulation and double glazing. Contemporary kitchen and bath/shower rooms.

The building offers a spacious 4 bedroom house, including 2 large reception spaces and 2 bath / shower rooms, which are set over 4 floors, including a lower ground floor which opens onto the terrace at the rear, facing west and looking down onto Becks side.



The property has been run over recent years as a successful holiday letting, managed by the local hosts, 'Stay in Staithes' and can be made available to include an inventory of contents should a buyer wish to continue. Equally the property is one of the best suited in the village to being a permanent home.

Ground Floor

From the small garden at the front of the building, a broad panelled entrance door opens into a spacious open-plan living room covering the entirety of the ground floor and including areas for a full 8 seat dining table, a lounge with an open fireplace and a fabulous modern kitchen with contemporary gloss finished units, including an impressive island feature with breakfast bar and all the usual integrated appliances. The kitchen has windows facing to the rear overlooking the terraced outdoor seating area.



The staircase in the corner rises up to first floor and descends directly into ...



Set off the lounge is a WC Cloakroom which doubles as a utility, housing the laundry facilities and the large insulated hot water cylinder which ensures plenty of hot water for all the occupants, as needed.



Lower Ground Floor

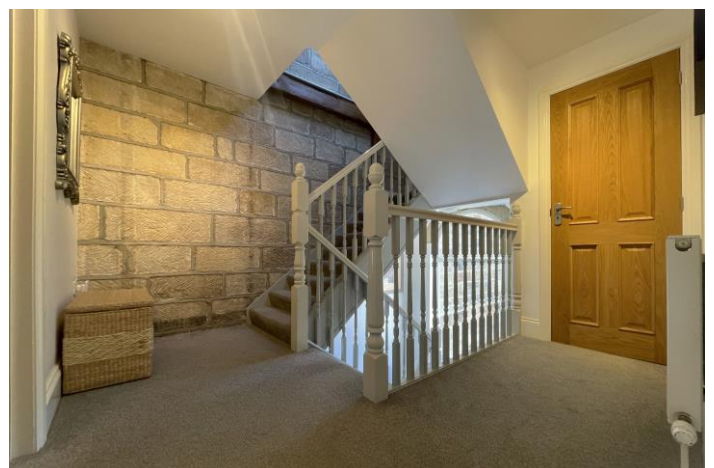
The lower level of the building is predominantly a large T-shaped lounge with double sash windows, including a window seat, and a half glazed panelled door opening out onto the terrace at the rear of the building.



The stairs rising up from the ground floor living room lead up to ...



The focal point of the room is a recessed old fireplace which is now sealed and there is a useful storage cupboard under the stairs.



First Floor:

The landing has a useful store cupboard and again features the dressed stone wall of the Bethel Chapel adjoining. Doors open to ...



There are two bedrooms on the first floor including a master double room with 2 sash windows to the front, a beamed ceiling and an impressive old slate fireplace with attractive tiled inserts.



Second Floor

The stairs continue to a second floor landing with an exposed dressed stone wall, Velux rooflight to the rear and doors opening to ...



The second bedroom is a twin, also with a sash window to the front.



There are both double and twin bedrooms on the second floor each with dormer windows to the front with horizontal sashes and exposed roof beams.



The main house bathroom lies on the first floor with twin sash windows looking down towards the beck and fitted with a clean, white suite including both a panel bath and a doorless, oversized, shower cubicle as well as a WC and wash hand basin.



There is also a shower room with WC, basin and a large cubicle with power shower and curved glass screen.



Outside

At the front of the building, the property has a small forecourt garden, setting it back from the main street with picket fence and a short path. There is also a driveway, providing private off-street parking for two cars.



The driveway tapers down to a path leading down the side of the building with a gate and a flight of stone steps leading down to the west facing, stone paved terrace at the rear.



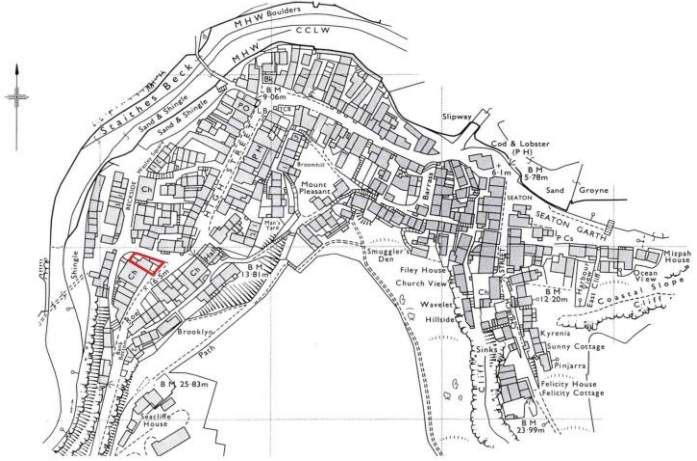
Screened off the patio is the bulk tank for the oil and a shed housing the oil central heating boiler.



GENERAL REMARKS & STIPULATIONS

232323

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.



Services: The house is connected to mains water, electricity and drainage. The property has oil fuelled central heating with the boiler and bulk oil tank situated in the rear yard.

Tenure: Leasehold with a 999 lease granted in 1890.

Method of Sale: The property is offered for sale by negotiation, and the majority of the contents of the property can be made available by further negotiation, if the buyer requires it.

Post Code: TS13 5BH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

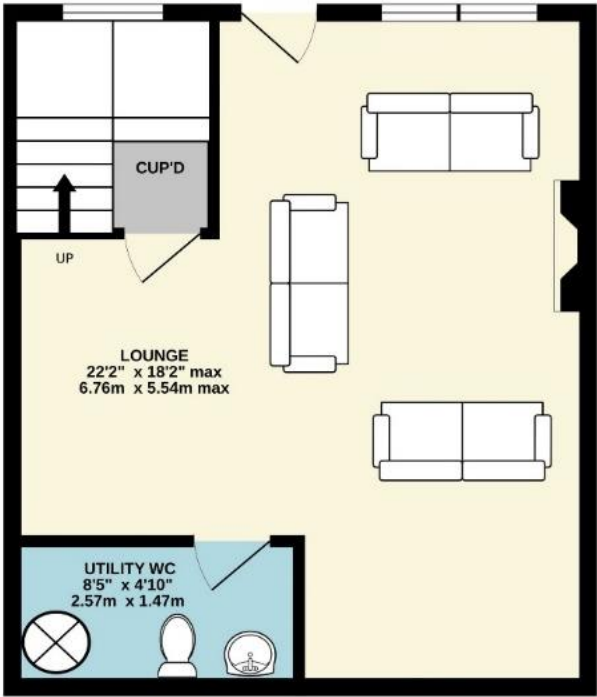
IMPORTANT NOTICE
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition 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.

Directions: Staithes lies around 10 miles northwest of Whitby on the Heritage coastline of the North York Moors National Park. Travelling on the A173 coast road, turn north into the village off the main road. If you drive down into the old village, you will find Chapel Garth on your left hand side with driveway parking. See location Plan.

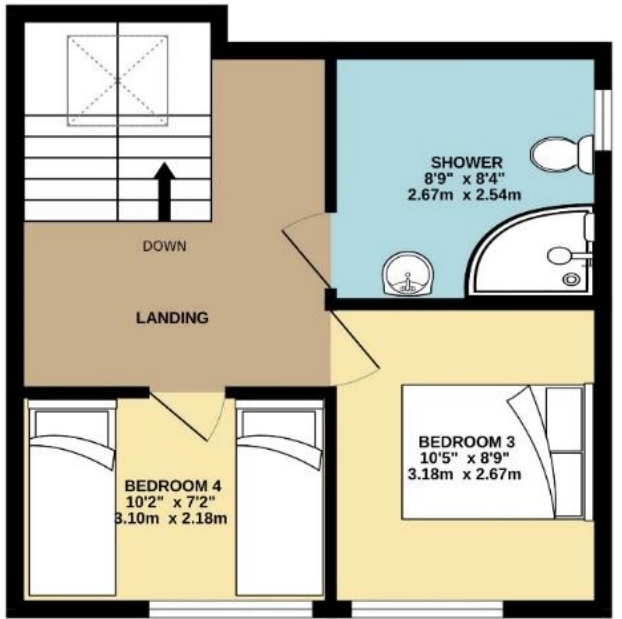
Local Taxation: As a commercial holiday letting, the property is assessed for business rates, with a rateable value of £4,400 per annum meaning approx. £2,196 would be payable for 2024/5 before reliefs which are currently available up to 100%. North Yorkshire Council. Tel 01723



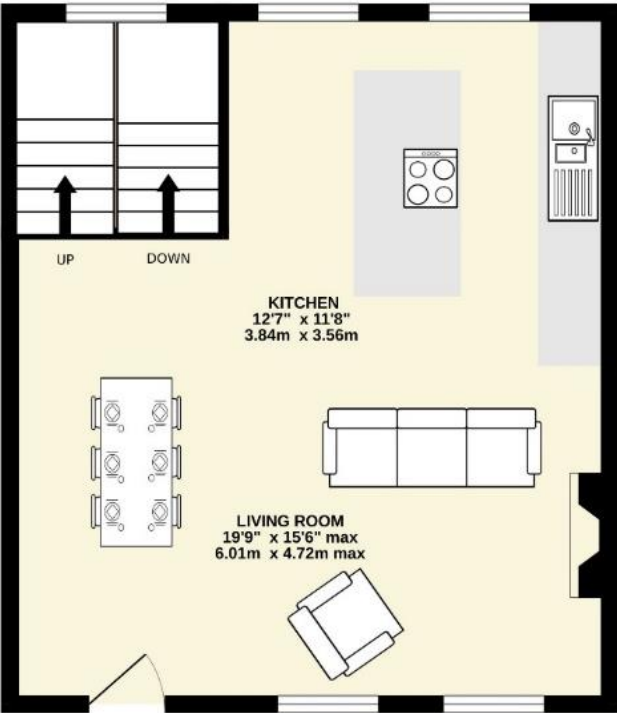
LOWER GROUND FLOOR



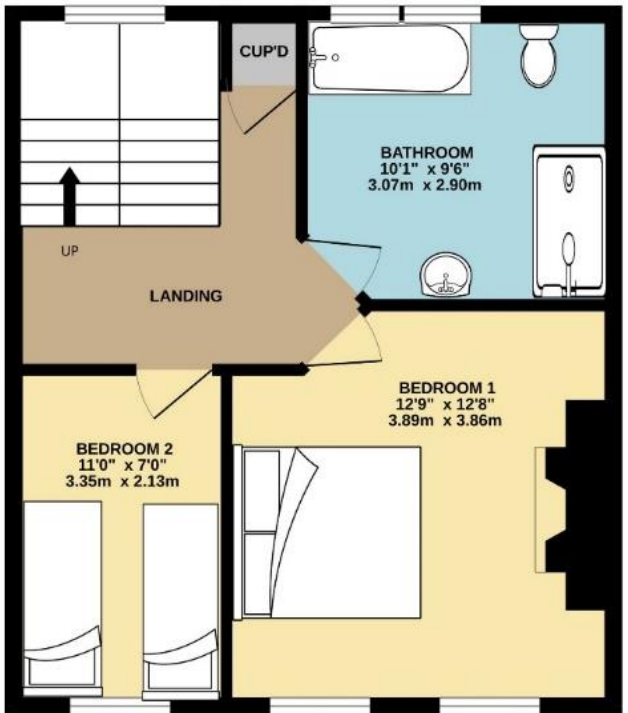
2ND FLOOR



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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