



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

“SUNDIAL COTTAGE” 122 COACH ROAD, SLEIGHTS, WHITBY

Whitby 3 miles

Scarborough 19 miles

York 43 miles



THIS DELIGHTFUL AND SPACIOUS 3 BEDROOM COTTAGE IS SET BACK FROM THE ROAD IN THE CENTRE OF THIS POPULAR VILLAGE AND AFFORDS BEAUTIFUL VIEWS TO THE REAR UP THE ESK VALLEY. WITH GREAT LIVING SPACE, PARKING FOR NUMEROUS VEHICLES, LOVELY GARDENS AND EVEN AN IMPRESSIVE HOME OFFICE/SUMMER HOUSE IN THE GARDEN THIS IS A PROPERTY WORTHY OF CONSIDERATION.

Accommodation

Ground Floor: Entrance Hall, Lounge, Garden Room, Utility, Dining Kitchen, Dining Room

1st Floor: Landing, 2 Double Bedrooms, Single Bedroom, Bathroom

Outside: Parking to Front, Patio and Gardens To Rear incl 2 Large Sheds, Home Office/Summer House

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PARTICULARS OF SALE

Situated in the centre of this popular village, with local primary school, shops and amenities all within easy walking distance, Sundial Cottage is one to view.

The property has lots of living space, with 3 reception rooms, 2 large double bedrooms (one formerly 2 bedrooms) and a further single, and loads of parking but it is to the rear where the cottage really comes alive with delightful gardens, patio, sheds a plenty and a most impressive summer house which affords stunning views up the valley. As this has electricity fitted this could even be turned into a home office although with views like this, we are not sure how much work would get done!

The vendors have carried out many improvements in their tenure, including high quality new double glazing fitted throughout, bi-folding doors, a stunning Oak fitted kitchen and new boiler to mention just a few but there is still the opportunity to put one's own stamp on the cottage.

Whitby is just a few miles away and Sleights is great location to explore the surrounding North York National Parks, the stunning beaches of this part of the Heritage coast and access the larger towns of York and Teesside. Early viewing recommended.

From the front an open porch leads through to the

Entrance Lobby: With staircase to the first floor and panel doors then lead into the



Lounge: With bay window to the front, window seat and fitted cupboards and shelving to one alcove, fireplace with a gas point and open arch to the garden room. It should be noted that there was previously a door through to the kitchen which has been closed off but could easily be re-opened if required



Garden Room: With bi-folding doors to the garden, door to a

storage room (which in turn has access to the front of the house) and door to the



Utility: With fitted Oak units to one wall matching the kitchen, space and plumbing for automatic washing machine and dryer and dish washer with granite working surface over. The Ideal gas central heating boiler is situated here. There is window to the rear and opening into the....



Dining Kitchen: A spacious room with Oak base units, wall and display cupboards, Granite working surfaces with inset Franke 1 ½ bowl stainless steel sink unit with waste disposal and Quooker tap and draining plate. There is Siemens ceramic hob, NEFF oven and combi oven, and plumbing and space for a large American style fridge freezer. (The Fisher and Paykel FF in situ will be included in the sale) There is an under-stairs cupboard, windows to back, and door through to the...



Dining Room/Snug: With bay window to the front, stripped and

polished pine floor and stone fireplace with inset multi-fuel stove. Door to the front entrance lobby.



1st Floor

Landing: With doors to all rooms.



Shower Room: With full tiling to the walls and floor, there is contemporary style suite with large walk-in shower, hand-basin and w.c. Modern heated towel rail.

Single Bedroom: Currently fitted out as a dressing room, which can easily be removed, and window to the rear with views down the garden to the valley.



Double Bedroom: To the front with decorative cast fireplace, fitted shelving to alcoves and Jack 'n Jill wardrobe



Double Bedroom: A through room that was formerly 2 bedrooms, there are windows to front and rear, built-in cupboards and storage.



OUTSIDE

From the road the gateway opens into the front garden which has been levelled and laid with low maintenance resin to create a large parking area. This is set behind a low stone wall, whilst there is a flowerbed to the side with mature shrubs and plants. There is a covered porch, and door to the house, and further door to the side store.



To the rear of the property there is a large patio area, further garden area set to lawn and wild flowers, with mature shrubs and plants. This opens on to open fields and affords views along the valley.



There are a number of buildings included in the sale.

Studio: 13 x 11'6.

Storage Shed: 12' x 8'



Summer House: Of timber construct facing in a westerly direction and again having stunning views,



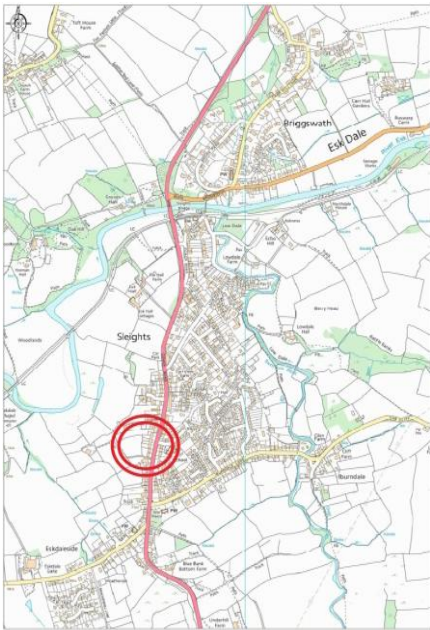
GENERAL REMARKS AND STIPULATIONS

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.

Post Code: YO22 5EQ



Directions: From Whitby take the A171 Guisborough Road before turning left onto the A169 moor road connecting Whitby and Pickering, travelling to the village of Sleights. Travel approximately halfway through the village, Sundial Cottage (122) is on the right opposite the turning to Ingham Close.



What3words: builder.candy.replayed

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

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

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		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





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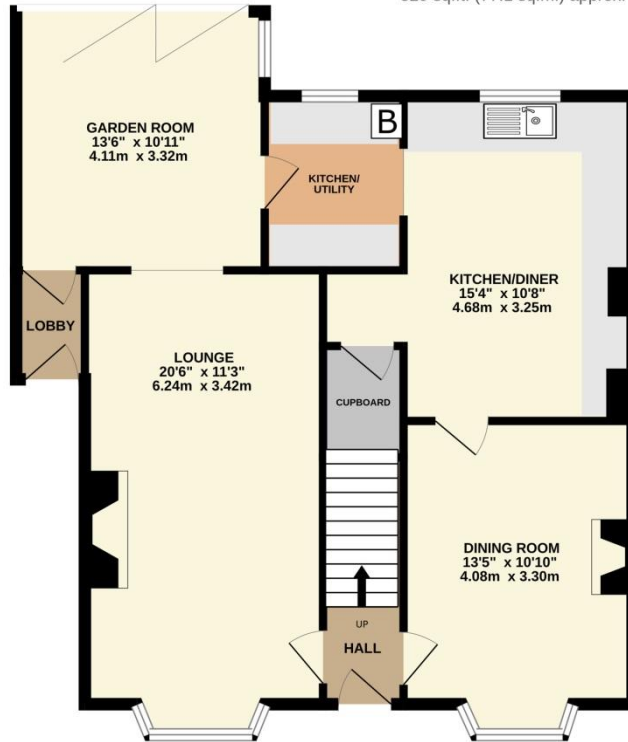
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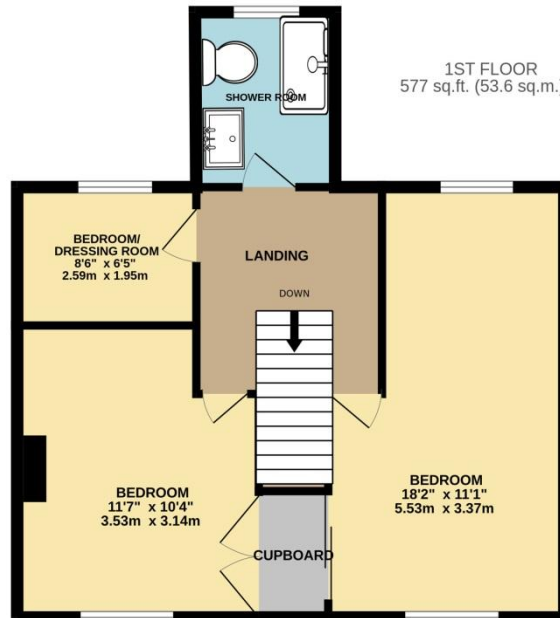
Valuers

Estate Agents

GROUND FLOOR
829 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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