

Rose Cottage, Lythe Bank, Sandsend



RICHARDSON & SMITH

Chartered Surveyors • Estate Agents • Auctioneers • Valuers



Rose Cottage, Lythe Bank, Sandsend

Whitby 3 miles

Lythe 1 mile

York 47 miles

All distances are approximate



AN IMPROVED AND UPGRADED, 3 BEDROOM COTTAGE SET IN AN ELEVATED POSITION OVERLOOKING THE VALLEY AND OUT TO SEA IN THE BEST PART OF THIS PERENNIALY POPULAR VILLAGE, CLOSE TO WHITBY ON THE NORTH YORKSHIRE COAST. WITH PARKING AND A DOUBLE GARAGE PLUS A GARDEN ROOM / WORKSHOP AND A SUMMERHOUSE THIS IS A PROPERTY WITH PLENTY TO OFFER.

Accommodation:

Porch, Lounge and Dining Kitchen. 1st Floor: Landing, 2x Double Bedrooms, Bathroom.

2nd Floor: Attic Bedroom and Attic Store. Outside WC.

Double Garage with Garden Room. Summerhouse. Gardens with Patio and Driveway Parking.



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PARTICULARS OF SALE

The property is a detached cottage, which has a history as having been 2 cottages until around the 1990s. The smaller, northern, end of the building appears to have a historic cruck frame, but has been built up to become a 3 story building with a dormer window for the top floor. The larger southern section of the building being 2 floors, plus a useful loft, and probably dating from the late 18th or early 19th Century.

The property has a mixed masonry construction being principally stone, but partly brick which is partly left natural and partly finished as painted. The whole property having a modern clay pantile roof.

From the path running between the front of the cottage and the garden room / workshop, half glazed uPVC double doors open into a modern porch with a traditional panelled inner door opening into ...

Lounge - with 2 windows to the front and small window to the rear the lounge has a beamed ceiling and a turning open tread staircase rising to the first floor. Two doorways open from this room into ...

Dining Kitchen – a nicely proportioned kitchen, suitable for a table and chairs, fitted with a simple suite of modern style units and having 2 windows to the front and a further window to the side facing north out over the road towards the sea. Beamed ceiling.

First Floor

The staircase rises from the lounge to a split-level landing showing off the top of the old cruck frame of the building and with a twin sash window to the rear. Separate landings lead off into the northern and southern ends of the building.

From the northern end of the landing, there is a storage recess and a door opens to ...

Bedroom 1 – a spacious double bedroom with built-in wardrobe cupboard, cast iron bedroom style fireplace, part panelled walls, beamed ceiling and a window to the front. A door from this bedroom opens onto a staircase rising directly to bedroom 3.

Bathroom – with a window to the front, the bathroom has a white suite comprising a panel bath with a thermostatic shower over and shower curtain, a WC and wash hand basin. From the bathroom a door opens onto a staircase rising directly up to the attic storage room.

Bedroom 2 – a second double bedroom with a sealed-up bedroom fireplace, beamed ceiling and a window to the front.

Second Floor

The staircase behind the door off bedroom 1 rises directly up into ...

Bedroom 3 – a twin bedroom with a dormer window facing to the south-east, plus a further small window facing out towards the sea, to the north. The bedroom also has a small fireplace and a panelled ceiling.

A second staircase, behind the door off the bathroom, rises up into ...

Attic Store – a useful floored our attic area with limited head height and no windows. Electric light and power. A good storage area.

Externally

The property has a large corner plot that slopes. By the roadside, there is a private parking space for a single vehicle, adjacent to which lies a planted garden area sloping down from the house to The Valley road.

A further private driveway rises from The Valley road, providing more private parking for 2 cars, as well as access to the twin garages, one of which has a motorized garage door. Above this lies a stone garden room / workshop, which is level with the entrance to the house on this sloping site. There is reduced headroom to one side, light and power are connected.

In front of the house, attached to the façade, is a brick and pantile toilet extension with a high flush WC. There is a split-level patio area in front of this, terraced above the level of the driveway, to the side of which stands a timber garden summer-house.

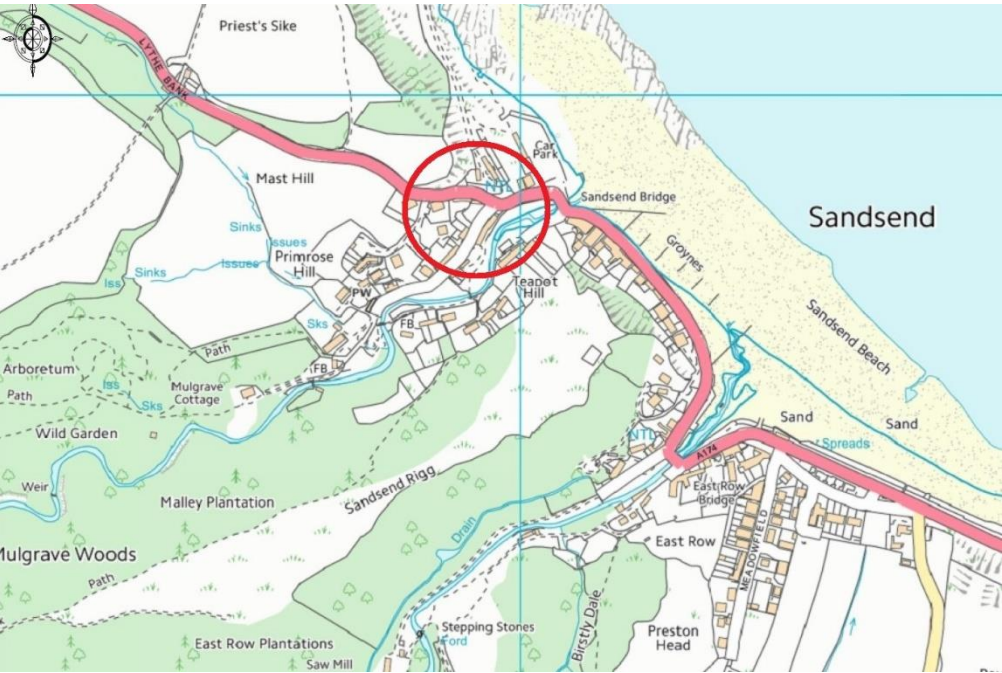
GENERAL REMARKS AND STIPULATIONS

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 by the stairs from the bathroom up to the attic.

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 and then turn left here and Rose Cottage lies immediately on your right.

Parking: There is driveway parking in front of the double garage plus an additional parking space on the roadside between Rose Cottage and the main road.



Council Tax: Band ‘D’ – approx. £2,418 for 2025-6. North Yorkshire Council. Tel 0300 1321131

Post Code: YO21 3TG

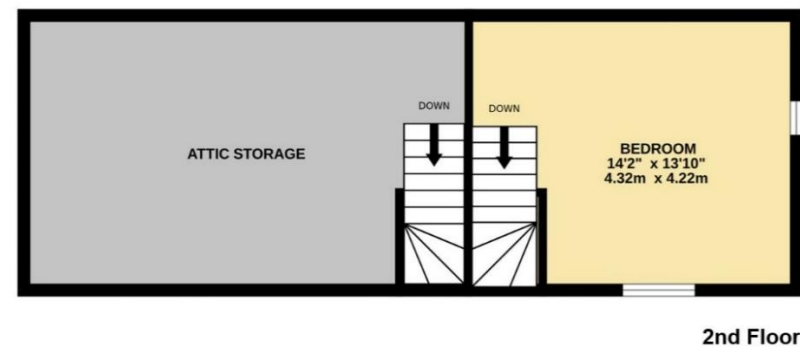
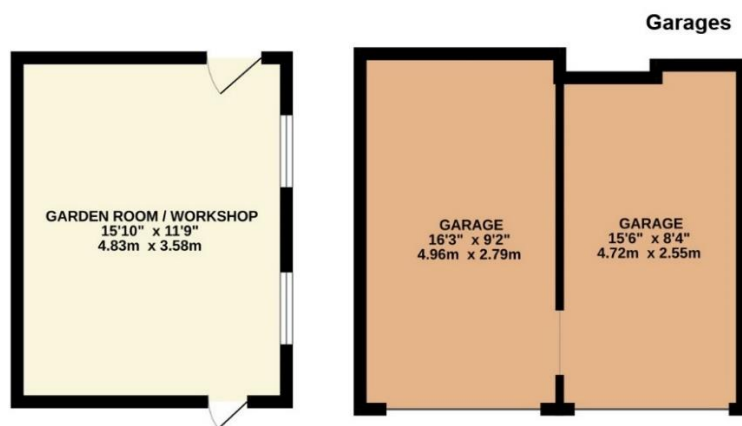
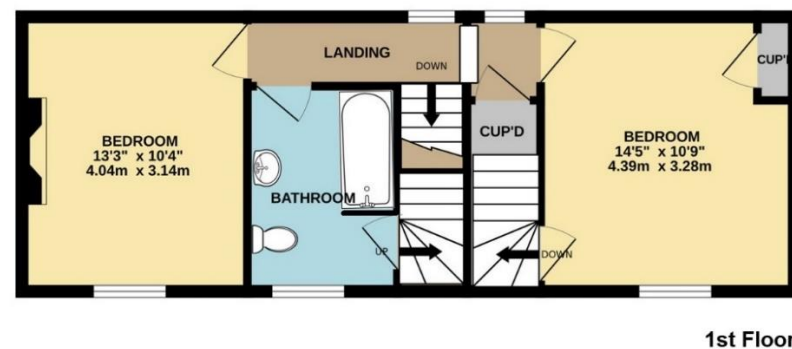
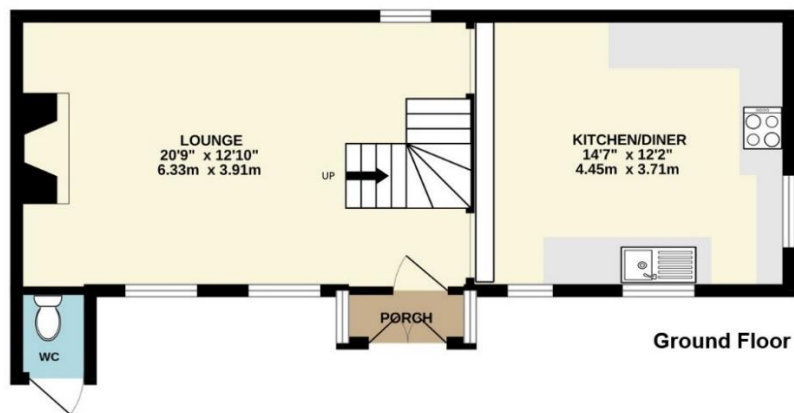
Tenure: Freehold



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Measurements are approximate. Not to scale. Illustrative purposes only
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