



RICHARDSON & SMITH

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BOATHOUSE COTTAGE 3 BOATHOUSE YARD, STAITHES

Whitby approx. 10 miles



Rear Elevation

A BEAUTIFULLY PRESENTED, GRADE II LISTED COTTAGE, SET IN A YARD JUST OFF THE HIGH STREET IN THIS POPULAR OLD FISHING VILLAGE JUST YARDS FROM THE HARBOUR. WITH 3 BEDROOMS AND A LOVELY OUTDOOR SEATING AREA, THIS WILL MAKE A SUPERB HOME OR HOLIDAY COTTAGE.

Accommodation:

Entrance Hallway, Living Room, Kitchen, Landing, 2 Double Bedrooms, Shower Room.
Loft Bedroom. Private Garden

OFFERS INVITED ON £350,000

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PARTICULARS OF SALE

Lying in one of the yards between the High Street and the harbour, Boathouse Cottage is a Grade II listed property that has been beautifully modernised and upgrade by the Vendors, capturing modern style whilst retain the character of these former fisherman cottages. Spacious throughout the cottage offers everything that you want as a cottage, whether looking to live in the village or as a second home or holiday let. Outside the property has a delightful private garden area, offering an all-important area to sit out and entertain or relax. Just yards from the slipway and beach, Boathouse Cottage is a delight that needs to be viewed.

From Boathouse Yard, a part glazed panelled entrance door opens into...

Entrance Hallway: With stairs to the first floor and a panelled door to the...



Living Room: The spacious living room has a window to the front and an internal window and doorway facing through to the kitchen at the rear. There is a multi-fuel stove within a recessed fireplace, and a recess under the stairs plus a shallow storage cupboard. Inset spot lighting. A doorway opens through to...

Kitchen: With 2 windows and a half glazed stable style door opening into Barber's Yard at the rear, the kitchen has modern units in a "Shaker" style finish and laminate worktops. Fittings include a contemporary style stainless steel sink, electric oven and induction hob, fridge-freezer and dishwasher.



First Floor

The staircase rises from the entrance hallway up to a split-level, galleried first floor landing with doors opening to ...



Shower Room: Having a modern white shower suite comprising an oversize shower cubicle with thermostatic shower fitting, a wash basin in vanity and a low flush WC. Window to rear, full tiling to walls.



Bedroom 1: A double bedroom with window to the rear, beamed ceiling and fitted carpet. Fitted wardrobes fitted to one wall.

Bedroom 2: A generous double bedroom with 2 sash windows to the front offering glimpses of the harbour, fitted wardrobes and a beamed ceiling. A door opens onto an enclosed staircase rising up to ...



Second Floor



Bed 3: This room also has a Velux roof light to the front

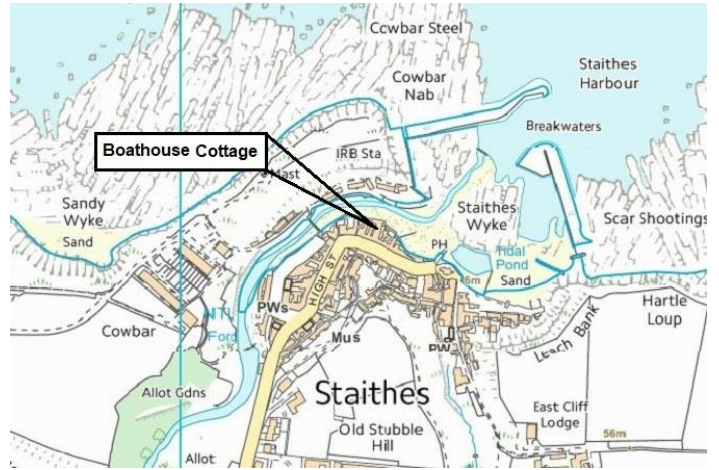


Outside

To the front of the cottage is a shared yard with enough space for a small table and two chairs plus a small coal bunker. The larger garden area lies to the rear, divided from the cottage by a common path. The garden area offers a paved patio area bounded by a stone wall.

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 A174 coast road through the villages of Sandsend, Lythe and Hinderwell. Upon arriving at the village of Staithes, turn right where signed to the old village, just beyond the traffic lights and follow this road round to the car park at the bank top. It is best to park here and walk down the bank into the old village along the cobbled High Street. As you follow the road through the village, Boathouse Yard lies on your left hand side just beyond the Royal George public house and Boathouse Cottage (No.3) is clearly marked. The owners prefer to use the rear door from Barbers Yard for access which is the first yard adjacent to the pub.

Services: Mains water, electricity and drainage. The property has electric heaters and a multi-fuel stove in the living room.

Council Tax Banding: 'B' Approx. £1,628 payable for 2022/23. Scarborough Borough Council. Tel 01723 232323

Planning: The local planning authority is the North York Moors National Park. The property is a grade II listed building.

Postcode: TS13 5BN

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.

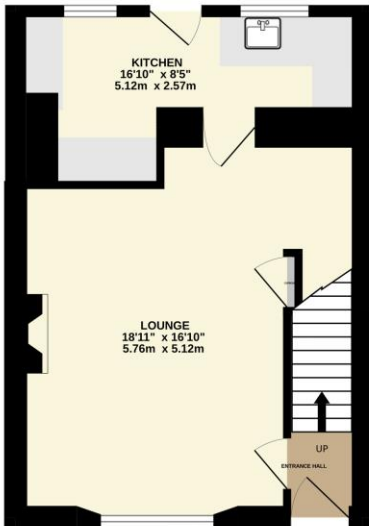




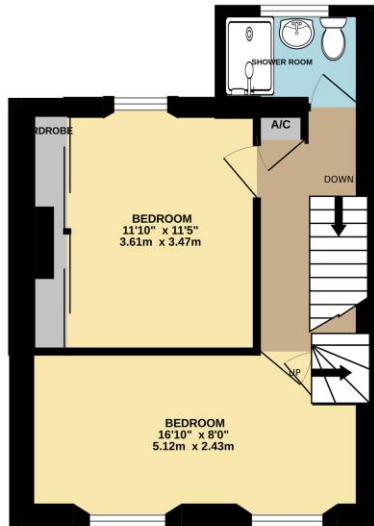
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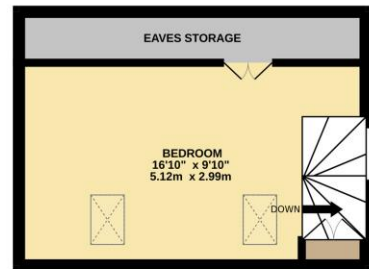
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Front Elevation

