



RICHARDSON & SMITH

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ATCOT, CHAPEL YARD, STAITHES



A BEAUTIFULLY PRESENTED, 3 BEDROOM, GRADE II LISTED COTTAGE, SET IN A TUCKED-AWAY YARD JUST OFF THE HIGH STREET IN THIS POPULAR OLD FISHING VILLAGE. THIS MAKES A SUPERB HOLIDAY COTTAGE.

Living Room including Kitchen, Bathroom. Landing, Double & Single Bedrooms. Attic Bedroom.
Communal Yard and Store Cupboard

OFFERS ON £230,000

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PARTICULARS OF SALE

This attractive period cottage is in an ideal location, far from the madding crowds yet in the heart of the village, perfectly placed to take a stroll down the cobbled streets to the harbour or the lifeboat station.

With a wealth of charm and character, exposed stone walls, beamed ceilings, exposed roof timbers and a cosy multi fuel stove set into a stone fireplace, this 3 bedroom cottage really should be viewed to be appreciated.

Approached through the yard, the half glazed traditional front door opens directly into...



Living Room: The living room has a sash window to the front aspect, wood effect flooring and houses the staircase up to the first floor with a cupboard beneath. It has a beamed ceiling and the focal point of the room is the attractive original stone and brick fireplace with the inset cast iron multi fuel stove.



At the rear of the room is a small yet functional kitchen comprising cupboards and drawers under wooden worktop with an inset sink, integral electric hob with cooker hood over, oven and concealed fridge. To the right of the room is the staircase rising up to the first floor with a glazed door on the half landing. To the left hand side, a part glazed pine door leads into...

Bathroom: The compact bathroom has a Velux window in the ceiling admitting good levels of light, along with a small sash window to the side. The modern white suite comprises a WC with a low level cistern, a modern sink with storage cupboard beneath and a bath with a Mira Sport electric shower over.

First Floor

The staircase from the living room rises via the glazed door to the first-floor landing. This has a built-in cupboard at the end, and doors to the two first floor bedrooms and staircase up to the attic bedroom.



Bedroom 1: The first bedroom has a sash window to the front aspect, original exposed floorboards, beamed ceiling and a shallow recessed cupboard.



Bedroom 2: Currently laid out with bunk beds, the second bedroom has a sash window to the rear.

Second Floor

The enclosed staircase rises to the attic bedroom via a half landing with a storage heater and Velux roof light over.



Attic Bedroom: The attic room is the largest of the bedrooms with 2 Velux to the front and a small window in the gable, providing plenty of light. The double room has some wonderful exposed roof timbers.

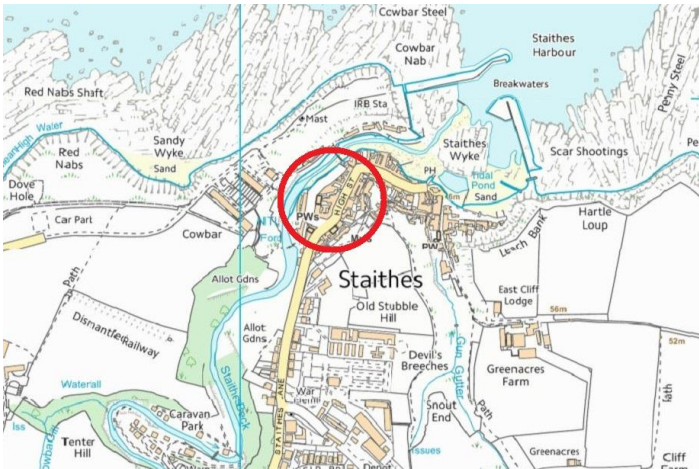


Outside

To the front of the cottage is a communal yard area. There is a rank of store sheds on the opposite side of the yard, really handy for fishing rods, deck chairs and wind breaks etc.

GENERAL REMARKS AND STIPULATIONS

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.



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, turning left into Chapel Yard and follow the ginnel round to the left, avoiding the steps down to Beckside, and walk past the former Methodist chapel. You will see a sign in front of you saying Chapel Yard and if you go to your left here and take the alley between Bulmers Cottage and Adamsons Cottage into the small yard. Atcot lies on your right hand side.

Postcode: TS13 5BS **Tenure:** Freehold



Method of Sale: The property is freehold and is currently a holiday let. It is available to include its furniture save for some personal items of the vendors. No onward chain.

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

Local Taxation: As a commercial holiday letting the property is business rated. Rateable value £2,850. North Yorkshire Council. Tel 01723 232323.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	22 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.





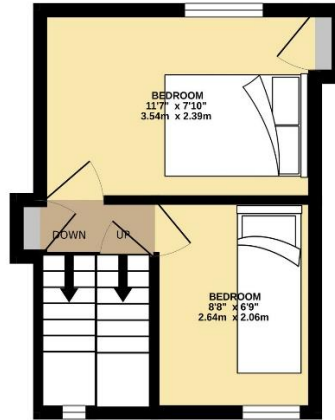
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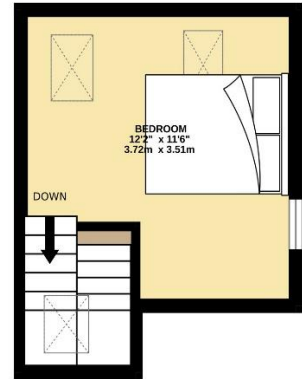
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only

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