

Valley View, The Valley, Sandsend



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Valley View, The Valley Sandsend, Nr Whitby, North Yorkshire



AN EXTENDED AND MODERNISED, 4 BEDROOM, END-TERRACE HOUSE LYING IN THE VALLEY AT SANDSEND. SOUTH-WEST FACING, THIS GRADE II LISTED HOUSE LIES OVERLOOKING THE STREAM, JUST A SHORT WALK FROM THE BEACH. ONE OF THE MOST EXCLUSIVE AREAS ON THE NORTH YORKSHIRE COAST, THIS PICTURESQUE VALLEY WHICH HAS A CHARM ALL OF ITS OWN, WITH THE STREAM RUNNING DOWN TO THE SEA BETWEEN THE COTTAGES.

Accommodation:

Conservatory Porch, Hallway, Lounge, Dining Kitchen, Pantry, Garden Room. Guest Bedroom and En-suite Bathroom.

First Floor: Master Double Bedroom with En-Suite Bathroom, Double and Twin Bedrooms, House Bathroom.

Terraced Gardens with patio seating area. Rented garden extension with Summerhouse and deck.



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PARTICULARS OF SALE

Valley View is a striking house, lying facing to the southwest on the end of a terrace of cottages, within The Valley at Sandsend. The property is grade II listed and retains a good many character features despite having been modernized and extended by the current owners. This attractive 4 bedroom house sits in an elevated position above the path and stream running through The Valley, commanding views over the area and being something of a sun-trap on warm afternoons.

The cottage, which has been a much-loved second home for over 30 years, has been sympathetically extended from its original 3 bedroom footprint to provide a second reception room opening into the garden and a guest bedroom suite off a second staircase rising from this space. This offers guests privacy, with an en-suite bathroom. The main body of the house offers a master double bedroom with its own en-suite bathroom and also 2 further bedrooms, a double and a twin currently presented with bunk beds, plus a house bathroom, making 4 bedrooms and 3 bathrooms in all.

Downstairs, the original house had numerous small rooms, some of which have been amalgamated, and in this way the property benefits from a main lounge which has windows to the front and side, with a fireplace housing a multi-fuel stove, plus a second chimney breast which has now been sealed.

Similarly, the dining kitchen is now a spacious L-shaped room with windows to both the front and rear, offering plenty of space for both cooking, dining and storage. The kitchen is fitted with a contemporary suite of cabinets with polished quartz worktops and both

concealed and integrated equipment including an automatic washing machine, a tumble dryer, automatic dishwasher, electric oven and hob with cooker hood over. Although not integrated, a recessed position has been created for an upright fridge-freezer. A door from the kitchen opens to a useful larder, which in turn has an external door opening to the enclosed, paved rear yard with storage shed.

Double doors open from the dining kitchen through into the extension where the garden room has been created, so called because bi-folding doors on both the front and side elevations open this room up to combine with the garden terrace and patio for entertaining.

The gardens offer a number of different areas for sitting out and include terraced banksides planted with trees and shrubs, as well as a small lawned area and a patio. There is even a garden shed for storage and the oversized, double-glazed hardwood entrance porch can double as a small conservatory seating area. In addition to the freehold property, the owners currently rent some additional land from Mulgrave Estate. This land lies above the house and a winding flight of wooden steps rise up to a decked seating area with a timber garden summerhouse, built by the owners on the rented land which is referred to as 'The Lookout', enjoying views out to sea as well as longer hours of sunshine.

The spacious living accommodation, with many delightful features including beamed ceilings, sash windows, panelled doors and a log burner, mixed with a high standard of fixtures and fittings, mean that the property is ready to use straight away. With good-sized private gardens, the beaches, walks and coastal paths just on the doorstep; and Whitby and all it has to offer a short drive away; this is a cottage which should tick all the boxes, whether looking for a permanent home, second property or investment.



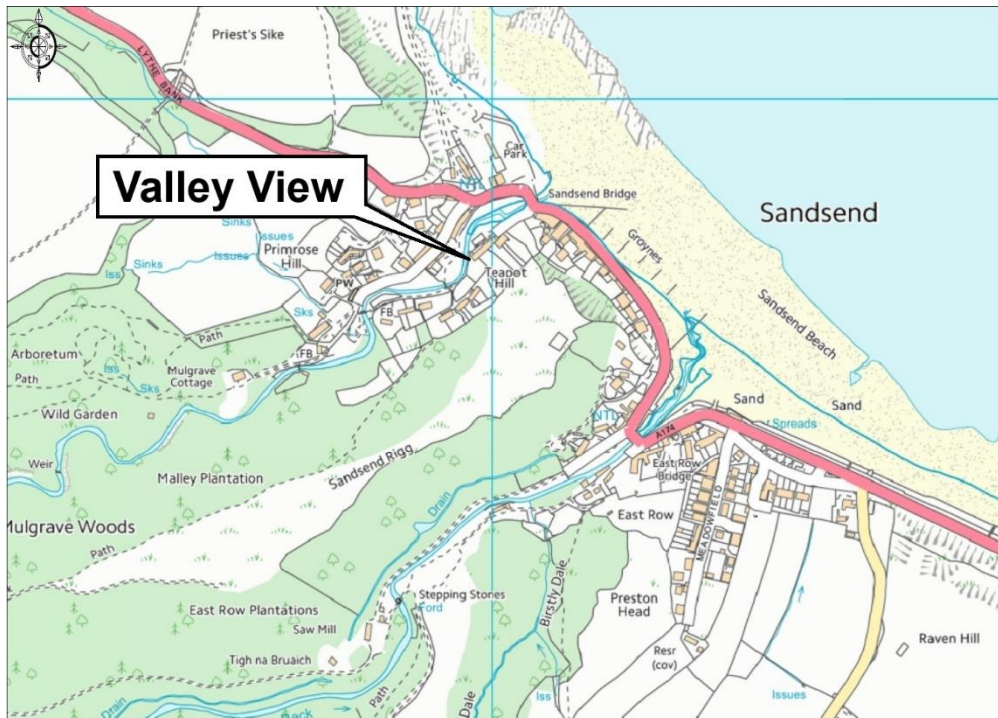
GENERAL REMARKS AND STIPULATIONS

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. There is also a log burning stove in the lounge.

Directions: Sandsend lies on the main coast road approximately 3 miles northwest of Whitby. Drive through the village, crossing both streams, until you reach the foot of Lythe bank. Turn left here and follow the road into The Valley, descending until you reach the car park by the tree and a footbridge that takes you across to Valley View.

Parking: There is a car park in the valley which is currently available free of charge to the residents, where there is space. There is scope to rent parking spaces annually in the large council managed car park, although numbers are limited.



Council Tax: The property is band 'F'. North Yorkshire Council. Tel 0300 1312131. Approx £3,493 payable for 2025/6.

Planning: The area falls within the jurisdiction of North Yorkshire Council 01723 232323. The property is a grade II listed building and the area is a designated conservation area. In 2014 planning permission was granted for the two story extension on the side of the building.

Rented Land: In addition to the freehold property, the current owners of Valley View rent some adjacent land from the Mulgrave Estate, paying a rent of £300 per annum. This land includes the area with the lookout where the Summerhouse has sea views.

Post Code: YO21 3TE

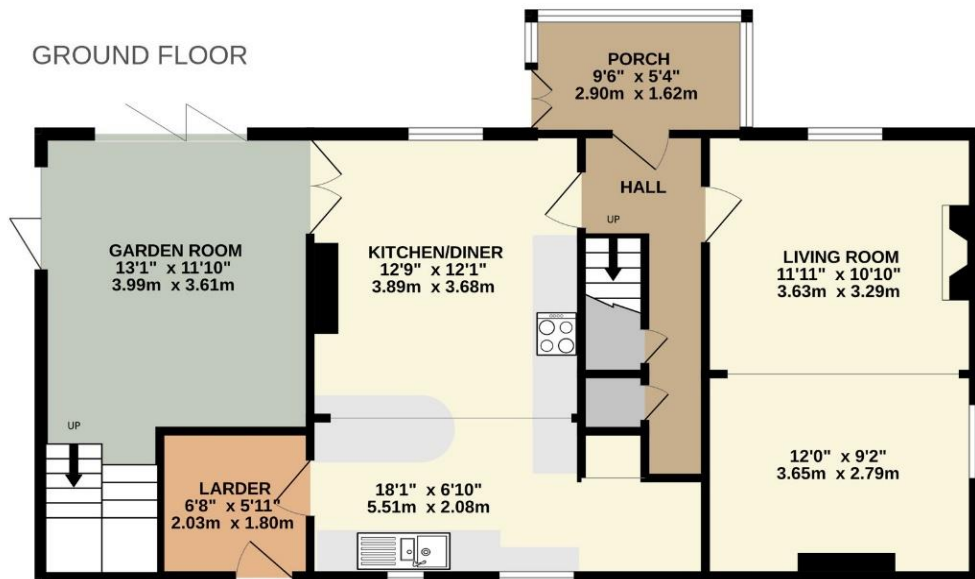
Tenure: Freehold with vacant possession.



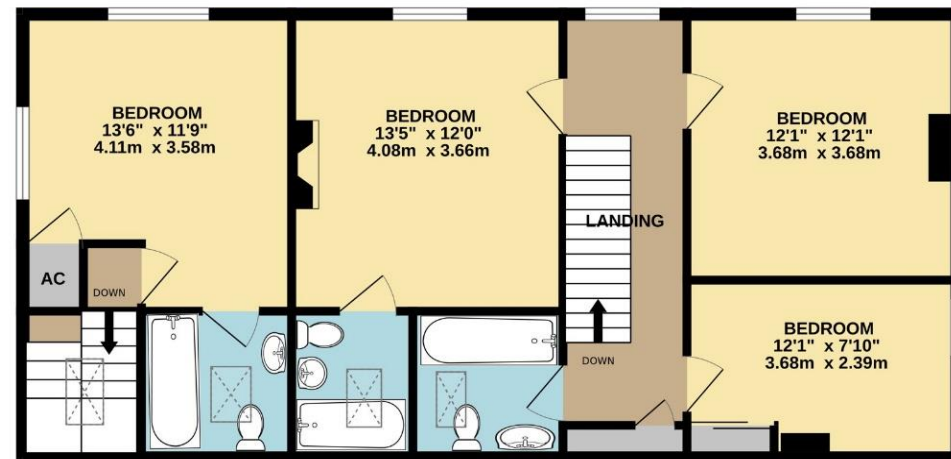
IMPORTANT NOTICE

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.

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2025





