

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

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## ‘ROCKLEA’ HIGH STREET, STAITHES

Whitby approx. 11 miles



**A SUBSTANTIAL WELL PRESENTED, 3 BEDROOM, GRADE II LISTED COTTAGE WITHIN THIS POPULAR FISHING VILLAGE ON THE HERITAGE COASTLINE OF THE NORTH YORK MOORS NATIONAL PARK. THIS SALE OFFERS A SUPERB OPPORTUNITY TO ACQUIRE A BEAUTIFUL HOME OR FIRST CLASS HOLIDAY COTTAGE AS IT IS OFFERED TO THE MARKET WITH MOST FURNISHINGS AND FITTINGS INCLUDED.**

### Accommodation:

Dining Room, Kitchen, Sitting Room, 2 Double Bedrooms, Double/Single Bedroom, 2 Bathrooms – 1 with Shower and 1 with Bath and Shower. Large Cellar/Storeroom.

**FOR SALE: £330,000**

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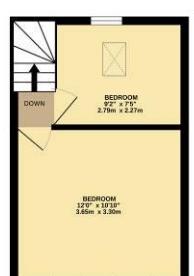
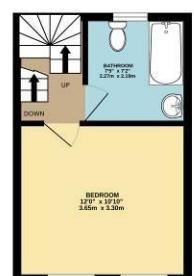
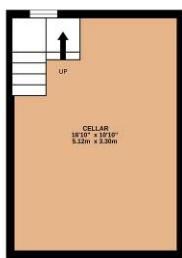
BASEMENT  
203 sq ft. (18.7 sq.m.) approx.

GROUND FLOOR  
223 sq ft. (20.7 sq.m.) approx.

1ST FLOOR  
220 sq ft. (20.4 sq.m.) approx.

2ND FLOOR  
219 sq ft. (20.3 sq.m.) approx.

3RD FLOOR  
218 sq ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only

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## PARTICULARS OF SALE

Rocklea has been upgraded to a very high modern standard, whilst trying to preserve the character of the Grade II listed building. The property has a flexible layout which could provide either three or four bedrooms, depending upon your choice of arrangement, with one or two reception rooms and two luxurious modern bathrooms. The property offers accommodation over four floors plus a very useful storage cellar. Currently a successful second home and holiday let, the cottage comes with the fixtures and fittings and also has its own website.

From the pavement, a traditional panelled entrance door opens into ...

**Dining Room:** 12'1 (to chimney breast) x 10'10 with an archway connecting through to the kitchen, the dining room has a secondary glazed wide sash window facing to the front and a fireplace with stone hearth and mantle in which sits a "Dunsley Highlander" multi fuel stove. Polished pitch pine boarded floor. Part panelled walls, exposed ceiling beams.



**Kitchen:** 7'5 x 7'2 with a secondary glazed sash window to the rear and polished pine floor in continuing on from the dining room, the kitchen is fitted with a modern shaker style fitted kitchen in a cream finish with laminate worktops and tiled splash backs. Integral equipment includes stainless steel sink unit, Lamona electric oven and four ring ceramic hob, concealed cooker hood, automatic dishwasher, upright fridge freezer and automatic washing machine.

A part glazed panel door from the dining room opens to a staircase where there is a further narrow door giving access to a staircase down into ...

**Cellar:** 16'9 x 10'1 (overall) with a sash window to the rear, along with an extractor fan. The cellar is a useful storage area and has a coal bunker with a delivery shoot positioned underneath the entrance door mat and Heatrae Sadia inline heating system which heats the central heating. The cellar area has a sump with float activated pump system and a battery powered reserve pump. Electric light and power provided.

## First Floor

The period cottage style staircase rises in two shallow flights with a secondary glazed window to the rear, to a small first floor landing with radiator and panelled doors open to ...

**Shower Room:** 7'8 x 7'1 (overall) with part tiled and part panelled walls, sash window to the rear, central heating radiator and chrome heated towel rail. The modern white suite comprises a corner shower cubicle with Bristan plumbed shower fitting, wall mounted basin with fitted mirror and glass shelves including light over, low flush WC. Airing cupboard houses the hot water cylinder. 'Karndean' vinyl flooring, extractor fan.



**Sitting Room:** 12'0 x 11'5 with two secondary glazed sash windows to the front, the sitting room has a polished pine floor and panelled wall. The focal point of the room is a stone fireplace with ceramic tiled hearth on which stands a "Clock Blithfield" multi fuelled stove. Beamed ceiling, radiator, wall lighting. This room is very light and spacious

## Second Floor

The staircase continues to a small second floor landing with a sash window to the rear where panelled doors open to ...

**Bedroom 1:** 11'11 x 10'3 a double bedroom with two secondary glazed sash windows facing to the front and one pitch pine panelled wall. Fitted carpet, central heating radiator.



**Bathroom:** 8'6 x 7'3 with a sash window to the rear, two panelled walls and two tiled walls. Modern white suite comprising panelled bath with mixer taps and shower hose with glass shower screen, wall mounted basin with illuminated mirror over, low flush WC. Central heating radiator, white towel rail, extractor fan. 'Karndean' vinyl flooring,

## Third Floor

The staircase continues to the third floor landing where there is a sash window to the rear and a Heritage style Velux roof light. Panelled doors open to...

**Bedroom 2: 12'10 x 9'8 (overall)** a further double bedroom with fitted carpet and central heating radiator. Two secondary glazed sash windows face to the front, part pine panelled walls, wall lighting  
**Bedroom 3: 9'8 x 7'9** a single bedroom with small secondary glazed sash window and Velux Heritage style, roof light window at the rear, fitted carpet, central heating radiator, part panelled walls, wall lighting.

## GENERAL REMARKS AND STIPULATIONS

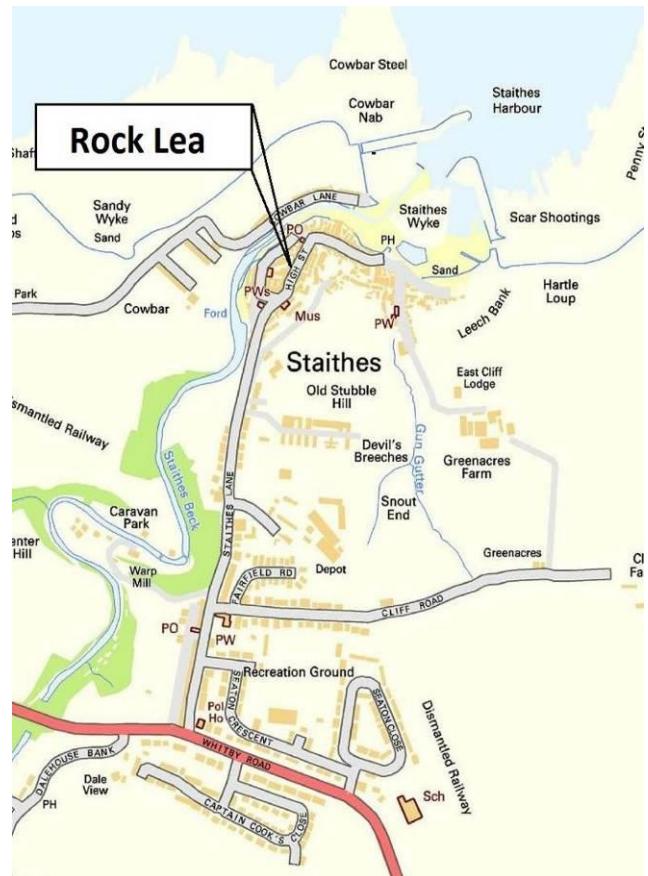
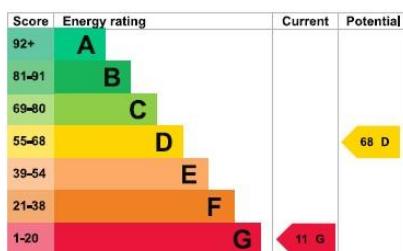
**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Directions:** From Whitby take the A174 coast road north through Sandsend, Lythe and Hinderwell. Approximately 10 miles from Whitby you will reach the village at Staithes. Turn right at the traffic lights and head down the hill into the historic lower section of the village. You are best off parking in the bank top car park and walking down the bank. On route to the bottom continue along the cobbled high street and Rocklea lies on your left hand side. There is 24hr access for loading with time limited parking during the day.

**Business Rates / Council Tax:** The property was previously banded 'C' for council tax but as it is used for commercial holiday letting is now assessed for business rates with a rateable value of £2,800 pa (from 1<sup>st</sup> April 2026) for which approx. £1397 should be payable, but current reliefs make this nil. North Yorkshire Council Tel 01723 232323.

**Services:** The property is connected to mains water, electricity and drainage. Heating is provided by an electric hot water central heating system with radiators. Hot water is provided via a separate hot water cylinder with immersion heater, positioned in the airing cupboards within the shower room. Broadband connected via phone line

**Post Code:** TS13 5BH



## 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.