



**Solimar House, Whitby, YO21 3JX**  
Guide price £1,000,000



**PRIME**  
RESIDENTIAL



## Solimar House

### **SUPERB 5 BEDROOM COASTAL HOME WITH FAR REACHING SEA VIEWS, EXTENSIVE PARKING/GARAGING AND A SIGNIFICANT SOUTH FACING GARDEN**

Significant detached coastal home with exceptional sea views, generous garaging/parking and a large south facing garden. The beautifully renovated accommodation provides comfortable living approaching 2,300 square feet, with enormous further potential to extend if required.

Accommodation comprises:-

Entrance vestibule, entrance hall, family kitchen/dining room, utility, WC, sitting room, 5 double bedrooms, 2 with ensuite facilities, family bathroom

Generous garage, plentiful off-street parking, large front garden with uninterrupted sea views, significant south facing rear garden  
Potential to extend subject to the necessary consents

## DESCRIPTION

This significant detached house has been comprehensively upgraded by the current owners using local well-regarded trades. In addition to the obvious interiors upgrade, refurbishment works include re-wiring and re-plumbing, with a new central heating system incorporating a large unvented cylinder, and quality old school style radiators. Cosmetically, the property is unrecognisable and showcases a stylish new shaker style kitchen and 3 contemporary bathrooms. The well presented living accommodation is arranged over 2 floors with stunning sea views from the principal rooms.

Detached properties of this size and position are rare. Often remaining in the same ownership for many generations. The property offers extensive accommodation over 2 floors with light bright lateral living spaces giving access to lovely gardens to the rear and with stunning sea views to the front. There is a large integral garage and plentiful parking. Whilst the property has been beautifully renovated, it also provides enormous further potential to extend if required.

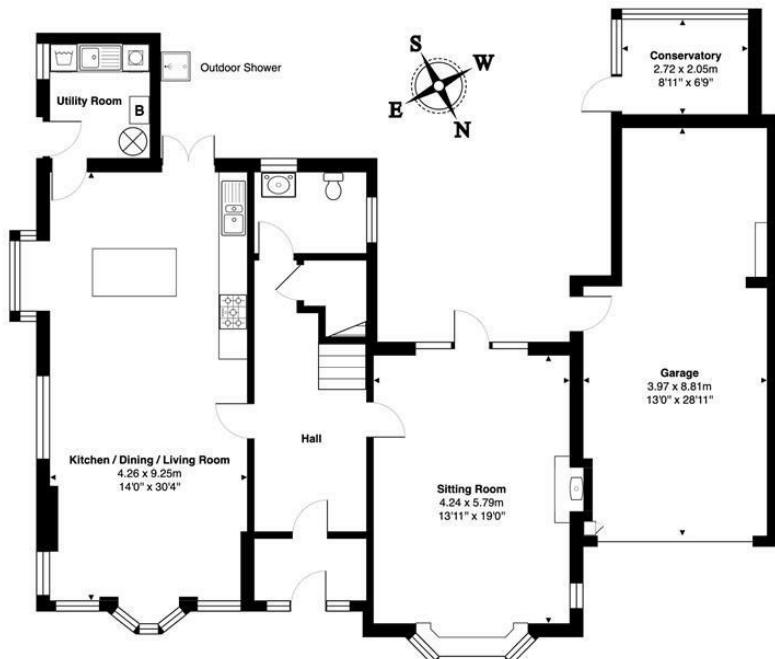
Whitby is a fine old seafaring town of national renown and sits at the heart of the Heritage Coast, surrounded by the glorious scenery of the North York Moors National Park. It has excellent local amenities and is just a short walk from the equally popular village of Sandsend.

- **Beautifully renovated detached house with far reaching sea views**
- **stylish accommodation over 2 floors approaching 2,300 square feet**
- **Light bright breakfast kitchen with separate utility/boot room**
- **Generous sitting room with log burner**
- **5 delightful bedrooms and 3 contemporary bathrooms**
- **Large garage and plentiful off-street parking**
- **Stunning south facing garden with additional orchard area**
- **Enormous potential to further extend if required**
- **Significant turnkey property suitable as main residence or second home/holiday let**
- **No forward chain**

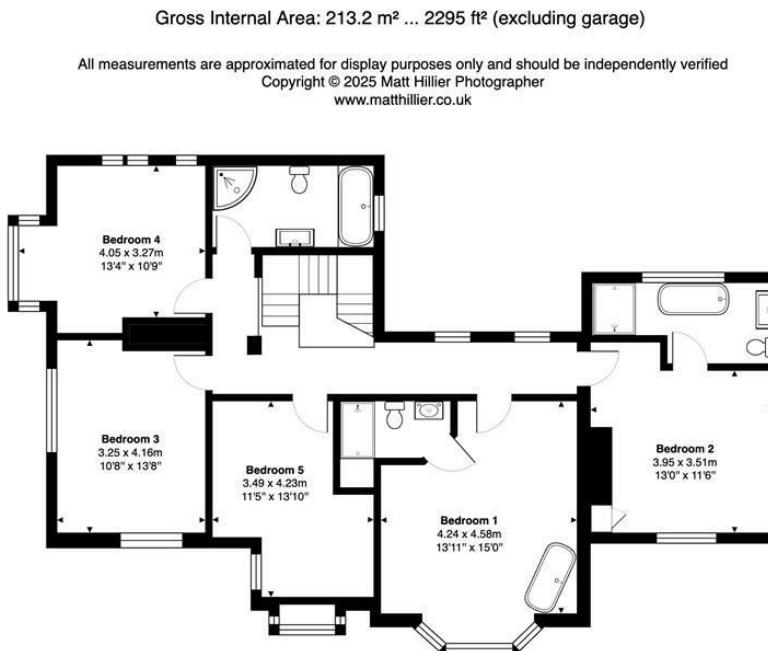


**Freehold**

# Solimar House, 1 North Promenade, Whitby, YO21 3JX



**Ground Floor**  
Gross Internal Area: 103.9 m<sup>2</sup> ... 1118 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 109.4 m<sup>2</sup> ... 1177 ft<sup>2</sup>

Gross Internal Area: 213.2 m<sup>2</sup> ... 2295 ft<sup>2</sup> (excluding garage)  
All measurements are approximated for display purposes only and should be independently verified  
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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         | 76        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         | 51        |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |