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CHARTERED SURVEYORS

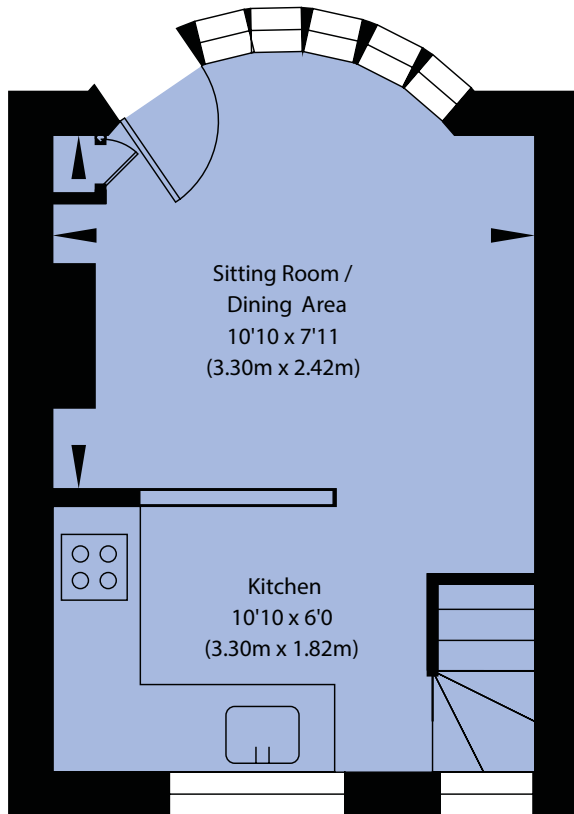


BINNACLE COTTAGE • RUNSWICK BAY • NORTH YORKSHIRE COAST

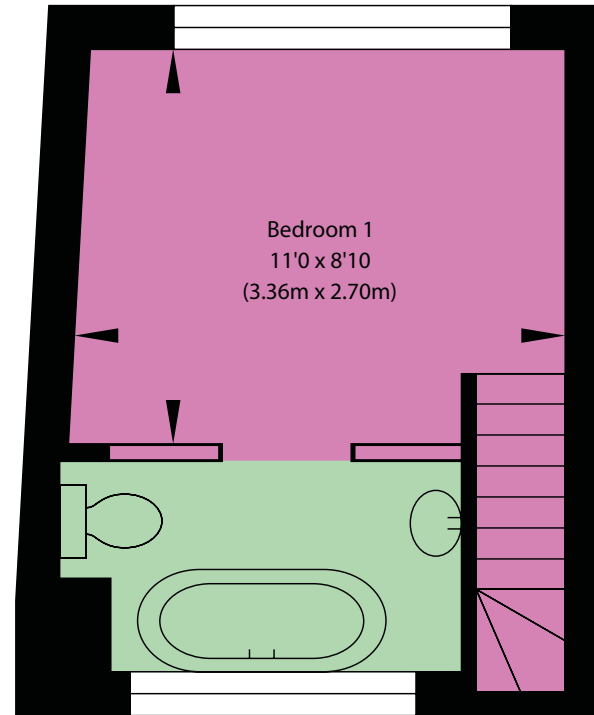
Binnacle Cottage, 'Shop Alley', Runswick Bay, North Yorkshire TS13 5HT

Approximate Gross Internal Floor Area 321 SQ FT / 29.79 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

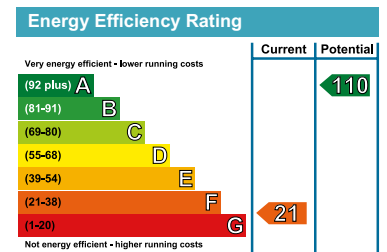


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 165 SQ FT / 15.34 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 156 SQ FT / 14.45 SQ M

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** October 2022. Brochure by wordperfectprint.com





BINNACLE COTTAGE

'Shop Alley', Runswick Bay,
North Yorkshire TS13 5HT

Whitby 6 miles • Scarborough 27 miles
Malton 37 miles • York 55 miles

**Rare opportunity to acquire
a bijou cottage in the heart of
this charming seaside village.**

Sitting room/dining area • kitchen
bedroom • bathroom

For Sale Freehold

This beautifully designed cottage is tucked away within the winding streets of Runswick Bay, a seaside village where the properties principally remain in private/family ownership for generations and there are few holiday lets. Binnacle Cottage enjoys a discreet position, flanked by terraced cottages, within a 'ginnel' that opens up to reveal a magical view of the sea below. Entirely inaccessible to traffic and enjoying a halcyon peace much of the year, this is a rare opportunity for a buyer looking for bolt-hole on this sought-after stretch of the North Yorkshire coast.

- Skilfully designed accommodation arranged over two floors
- High specification fixtures and fittings throughout
- All windows and front door recently refitted
- Idyllic setting with oblique sea views from most of the windows.
- Ideal second home, bolt hole or holiday let
- Voted 'Best Beach of the Year' in 2020 by The Times

- Enchanting village on the North Yorkshire coast with a traditional pub
- Close to the local amenities of Sandsend and Whitby

Binnacle Cottage has been stylishly designed and decorated to make the very most of its scale and appealing position within a charming ginnel/alley on the hillside. The living room has in-built character with painted beams and an electric stove under a rustic oak beam; its curved bay faces south and its custom-made arched window seat enjoys easterly views of the morning sun rising on the bay. This open plan room has a fitted kitchen with fitted units, integrated appliances, butler sink and wine rack. The first floor bathroom has a free standing bath, wc, contemporary radiator and a sleek counter top basin, all part-screened from the bedroom area with its exposed beam and broad window facing south. Both windows on the north and south elevations enjoy a fine outlook.

Environs

Runswick Bay is located at the western edge of Runswick Sands, just north of Whitby. It is a protected area and lies in a marine conservation zone. Perched high above the sea, the former fishing village is densely packed with charming red roofed cottages that tumble down the side of the cliff, narrow winding streets and precipitous steps. There is a sailing club, pub, hotel and in the summer months, a beachside café. The Cleveland Way hiking trail passes through the village and along the sweeping, sheltered bay which is widely known for its fossils. Runswick Bay is widely regarded as one of the prettiest spots on the North Yorkshire coast and was named 'Best Beach of the Year' by The Times in 2020. There are good cafes, an award winning restaurant and a superb sandy beach in nearby Sandsend, just a ten minute drive away. Five minutes further on and you're in the splendid town of Whitby with its many amenities, harbour, pier and the iconic Whitby Abbey.

Services: Mains electricity water, drainage. Electric heating

EPC rating: F

Local Authority: Scarborough Borough of North Yorkshire. Scarborough Council currently charge £115 for an annual permit to park in the lower residents' carpark.

Directions: For parking follow the signs to Runswick Bay Beach on the Cleveland Way (public carpark free from October-March). Walk past the hotel to the end of the road where cottages lie either side of an alley. Follow this alley down to the right and Binnacle Cottage is the third cottage on the left.



City

Country

Coast