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HOWDALE SCHOOL COTTAGE • RAVENSCAR • NORTH YORKSHIRE COAST



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PRS Property Redress Scheme



Priestley House, 36 Bootham

York, YO30 7BL

sales@blenkinandco.com

01904 671672

blenkinandco.com



HOWDALE SCHOOL COTTAGE

Browside, Ravenscar, North Yorkshire
YO13 0NH

*Scarborough 10 miles • Fylingthorpe 11 miles Whitby
14 miles • Middlesbrough 44 miles • York 48 miles*

**Detached 'Moors & Coast' house in
an outstanding position with
breathtaking views**

Porch • staircase hall • cloakroom/wc •
kitchen/breakfast room • living room

Principal bedroom suite with bathroom • 3
further bedrooms • house bathroom

Single garage • off-street parking • log store •
shed

In all some 5 acres

For Sale Freehold



Howdale School Cottage stands on its own, occupying a superb rural position in the North York Moors with panoramic views across surrounding countryside and along the coastline all the way north to Robin Hoods Bay. This traditional moorland house is built of local stone and pantile and is hewn from the hillside with all principal rooms enjoying views along the heritage coastline. The property is offered for sale for the first time in nearly 35 years and with no onward purchase.

- Detached period house on Yorkshire coast National Park land
- Glorious isolation - stands on its own – no immediate neighbours
- Breathtaking sea views from all principal rooms
- Accommodation arranged over 2 floors extending to more than 2000 sq ft
- Private parking space abutting the house
- Planning permission to install UPVC double-glazed windows
- 5 acres of garden and land rented from the Estate at a peppercorn rent
- Coastal village midway between Scarborough and Whitby
- Little more than 2 miles to Robin Hood's Bay via the Cleveland Way footpath

This period cottage was remodelled some thirty years ago, adding a first floor to create a family house of more than 2000 sq ft. A central hallway with cloakroom/wc and Karndeian parquet flooring is flanked by the two main living rooms. Double doors open to the sitting room which extends nearly 24 ft in length and is double aspect with a pair of windows providing panoramic views to the front. The fireplace has an open fire within a cast-iron dog grate, marble hearth and surround with

ornate timber mantel. The kitchen dining room is a large and well-proportioned room with Karndeian parquet flooring, a multi-fuel stove and doors to front and back. The Shaker-style fitted kitchen includes an island unit, granite worktops, integrated appliances with a built-in wine cooler and microwave, Smeg extractor canopy with splash back and American Smeg fridge freezer.

Upstairs, the long central landing with storage cupboard gives access to all four double bedrooms as well as the house bathroom. Wooden flooring extends throughout the landing and bedrooms. The principal bedroom suite is triple aspect with stunning views over Robin Hood's Bay to the front and an en suite bathroom with Velux window. The family bathroom has a three-piece suite and bath-tub with shower over. All bedrooms enjoy stunning views and Bedrooms 2 and 4 have built-in cupboards/wardrobes.

Outside

The private road leads to the front of the property with a private parking space on the south western boundary. Beyond, the private track leads to one other property beyond the house. There is a timber shed on rented National Park land.

Environs

Ravenscar is a small village in the Scarborough district of North Yorkshire that once had ambitions to become a Victorian holiday resort; this never quite came to fruition although it does have a country house hotel with a cliff-top golf course, a bar and restaurant open to non-residents. The village lies in the North York Moors National Park, some 10 miles north of Scarborough.

A wide range of local amenities abound in Fylingthorpe and Whitby. From the house there are dramatic walks across moorland and along the rugged coastline, including the Cinders Track, a cycleway and footpath that runs along

the old railway line. The Cleveland Way is a national trail that passes through Ravenscar, and the village is also the eastern terminus of the Lyke Wake Walk.



Tenure: Freehold

EPC Rating: D

Council Tax Band: D

Services & Systems: Mains electricity, oil-fired central heating. Bore hole water supply, septic tank drainage.

Agents Notes: We understand that a Court Leet payment of £105 per annum is payable.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council
www.northyorks.gov.uk

Directions: Head towards Ravenscar, passing Smugglers Rock Cottages is on the left and go straight (not to Ravenscar). Follow the road down a long hill, continuing past Stoup Brow Farm, keeping left and not turning right down to the beach. There are two properties on the right and Howdale School Cottage is the next property on the left identified by the orange circle. What3words [///affords.wound.spin](https://www.what3words.com/affords.wound.spin)

Howdale School Cottage, Ravenscar, YO13 0NH



First Floor
Gross Internal Area: 103.8 m² ... 1117 ft²



Ground Floor (excluding garage)
Gross Internal Area: 87.2 m² ... 938 ft²

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Gross Internal Area: 191.0 m² ... 2056 ft² (excluding garage)

All measurements are approximated for display purposes only and should be independently verified
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City

Country

Coast