



## High Street (Old Town), Staithes, TS13 5BQ

**£330,000**

Extremely rare: A spacious house in the old town, with garden and off-street parking (for multiple cars!). Requires extensive modernisation and maintenance, with excellent potential to create your own ideal home. Versatile layout – 2 reception rooms, 3-4 bedrooms.

**Dales & Shires**  
ESTATE AGENTS

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this charming and characterful home, boasting the highly prized features of a garden, garage and off-street parking (potentially for 2-4 cars!). The house does now require extensive maintenance and updating, but provides very versatile 3 bedroom accommodation, plus useful loft rooms. Occupying a desirable position within Staithes' old town, just a moment's stroll along the cobbled street from the harbour, seafront, pubs and shops. Features include: timber framed windows, plentiful natural daylight, well-proportioned rooms, character features, fireplaces/stoves, thick walls, window seats and ample storage. An ideal opportunity to modernise and create a superb home to your own personal specifications. The house does have an old LPG central heating system installed, but this is not currently working, so a new system should be budgeted for. We anticipate this rare property will appeal to a variety of buyers, and we advise an early viewing to appreciate the location, size, condition/modernisation requirements, layout, parking, outside space, potential and value.

## PROPERTY SUMMARY

The accommodation includes 2 reception rooms, a kitchen, downstairs cloakroom, three first floor bedrooms, bathroom and useful loft rooms. Externally there is a driveway, well-proportioned garden and large single garage. There is an electrical sub-station beyond the rear corner of the garden, which benefits from a typical right of access via the drive/garden.

## LOCATION

Staithes is a quintessential East Coast fishing village, with the old town nestled in the natural valley of Staithes Beck and along the sea front/harbour. This highly desirable village is popular with residents, tourists and day-trippers, and offers a selection of amenities, including pubs, cafes, shops and restaurants. Nearby villages, and the larger towns of Whitby, Guisborough and Saltburn are within easy reach, and offer a wide variety of larger shops, supermarkets, schools, medical services and recreational facilities. The location is an ideal base for exploring the stunning East Coast, as well as the area's beautiful countryside, with walks and cycle routes throughout the region. The A171, A19 and A66, along with public transport services, allow convenient commuting and access.

## DIRECTIONS

Sat Nav location: TS13 5BQ.

## GROUND FLOOR

Front porch with inner door to:

**Lounge** 20' 1" x 11' 7" (6.12m x 3.53m)

Spacious and bright main reception room with two front windows and feature fireplace.

**Dining Room** 16' 7" x 12' 0" (5.05m x 3.65m)

Good-sized formal dining space with front window, feature fireplace and large storage cupboard. Steps up to:

**Kitchen** 13' 1" x 9' 5" (3.98m x 2.87m)

Medium sized fitted kitchen with window over the rear garden and door to the rear lobby. The rear lobby has a garden door, garage door and a further rear door to a small, enclosed yard area, where the LPG bottles are kept.

## Hall & Cloakroom

Pleasantly sized hall, with staircase upwards, rear window and door to the cloakroom.



## FIRST FLOOR

Landing with side bay window and window seat.  
Staircase to the loft rooms.

**Bedroom One** 15' 6" x 11' 5" (4.72m x 3.48m)

Large double bedroom with front and rear windows.  
Useful built in storage.

**Bedroom Two** 9' 9" x 9' 7" (2.97m x 2.92m)

Smaller double/large single bedroom. Front window.

**Bedroom Three** 9' 9" x 9' 7" (2.97m x 2.92m)

Smaller double/large single bedroom. Front window.

**Bathroom** 7' 9" x 5' 5" (2.36m x 1.65m)

Fitted bath suite. Rear window.

**LOFT ROOMS** 18' 2" x 13' 9" (5.53m x 4.19m) max overall floor area (mostly restricted head height). 6'1" apex height.

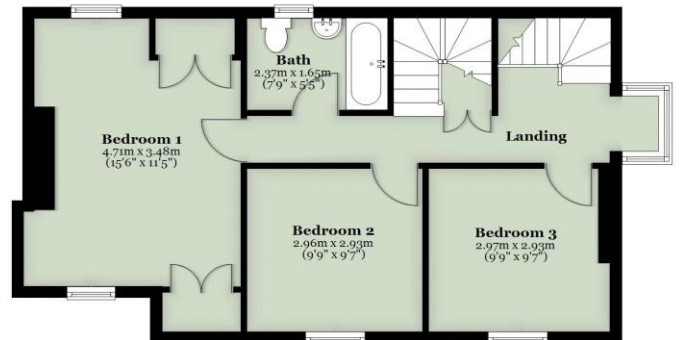
A useful space, currently split into 2 rooms, with roof windows and a gable window at one end. These useful rooms do have restricted head height, including the area where the stairs emerge, but may offer interesting occasional/hobby space.



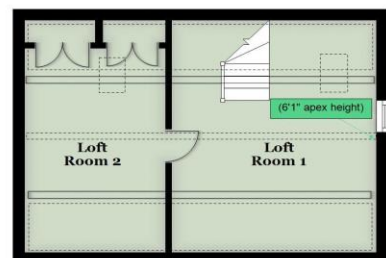
Ground Floor



First Floor



Second Floor





### OUTSIDE

Gated front garden with steps to the front door. A side driveway provides parking for up to 2 cars in tandem. Gates lead to the rear garden area, where there is space for further parking, as well as planted borders, flower beds and seating areas. At the rear of the garden is a local electricity sub-station, which benefits from rights for access and maintenance.

### GARAGE 16' 0" x 11' 5" (4.87m x 3.48m)

A large single garage with inner door to the rear lobby. The garage could also make a very good workshop, or could be further integrated into living accommodation (STPP).

### AGENT'S NOTES

We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

**Tenure:** Freehold.  
**Council Tax Band:** D.

These details were prepared / amended on: 20/11/2025

### PROPERTY TO SELL?

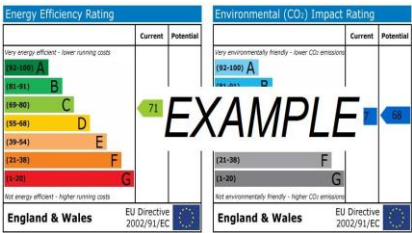
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### Viewing / Offer Process:

Viewings are by appointment only. All viewing requests, offers or negotiations must be made directly to Dales & Shires.



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