



Bloomswell, Robin Hoods Bay,

Within the charming village of Robin Hoods Bay near Whitby, this unique Grade II Listed property offers a rare opportunity for those seeking a picturesque setting. The property boasts a shop, perfect for those looking to start a new business venture in this idyllic location along with a basement which has the potential to be let as a separate retail unit or convert to a utility area/boot room. Additionally, there is a cosy studio apartment, ideal for living above the shop.

Guide Price £275,000



BASEMENT

5.07 x 3.49 (16'7" x 11'5")

Door, window, ceiling lights, wooden display shelving, chimney with potential to fit multi-fuel stove. Potential to let as a separate retail unit or convert to utility area/boot room.

GROUND FLOOR - SHOP

5.97 x 3.87 (19'7" x 12'8")

Two large windows, one to the front and one to the side with display lighting, two part stable door with glass window, glass display shelving to rear wall and side window, ceiling lights, under stairs storage and stairs to first floor. On the stairway are two windows with sea views.

FIRST FLOOR - APARTMENT

6.74 x 3.87 (22'1" x 12'8")

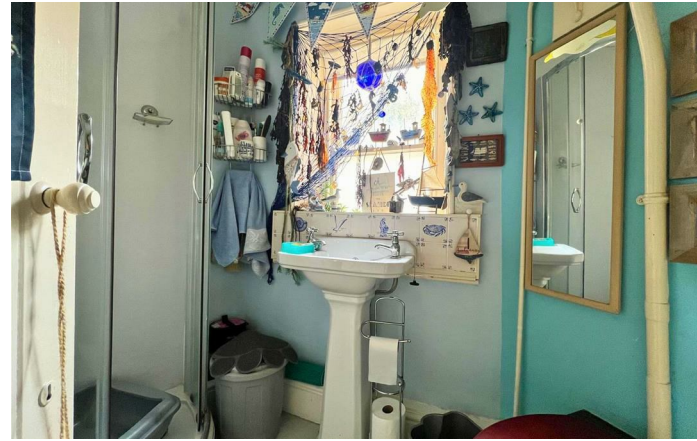
Two windows with countryside views, glass loft hatch to loft with loft ladder, lighting and Velux window, kitchenette with space for fridge and freezer, stainless steel sink, range of cupboards and tiled splash back.

FIRST FLOOR - SHOWER ROOM

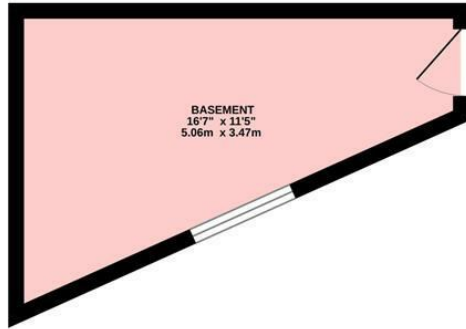
1.76 x 1.55 (5'9" x 5'1")

Electric shower cubicle, hand basin, WC, frosted window and ceiling light.

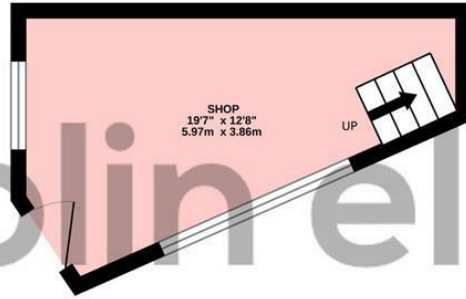




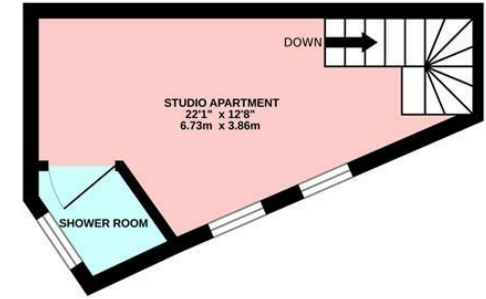
BASEMENT



GROUND FLOOR - SHOP



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bloomswell - 18613672

Council Tax Band -

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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