



## STORM COTTAGE SHELL HILL, ROBIN HOODS BAY

*Whitby approx. 7 miles*

*Scarborough approx. 16 miles*



**A TRADITIONAL 2 BEDROOM FISHERMAN'S COTTAGE SET AMONGST THE WINDING STREETS AND ALLEYWAYS OF THIS POPULAR FISHING VILLAGE ON THE HERITAGE COASTLINE OF THE NORTH YORK MOORS NATIONAL PARK.**

**OOZING CHARACTER AND BEAUTIFULLY PRESENTED THIS GRADE II LISTED COTTAGE COULD BE THE ONE YOU ARE LOOKING FOR. A STUNNING HOLIDAY COTTAGE - VIEWING IS HIGHLY RECOMMENDED.**

Accommodation:

Ground Floor: Entrance Hallway, Living Room with Kitchen.

First Floor: Landing, Double Bedroom, Bathroom.

Second Floor: Twin Dormer Bedroom.

Outside: Utility Outbuilding with WC. Separate Store.



### **PARTICULARS OF SALE**

A grade II listed building, Storm Cottage is one of the traditional fisherman's cottages located in the lower part of this popular village, within a hundred yards or so of the beach. The cottage has been upgraded and refurbished by the current owners to a very good standard and has been a successful holiday cottage for over a decade.

The property has 2 bedrooms, a bathroom and a single living room with a well appointed kitchen. Outside, there are two outbuildings, one used for storage and the boiler, and the other a good sized utility room with a WC, but perhaps with development potential.

Built into a sloping bankside, the property has two front doors, one onto Fisherhead, at the rear, at what is first floor level, and the other onto Shell Hill at the ground floor level opposite the outbuilding.

Approached from the front, off Shell Hill, a traditional entrance door opens into...

Entrance Hallway: The L shaped entrance hallway offers access to the staircase and a door opening into ...



**Living Room with Kitchen:** The living room area has two sash windows to the front aspect, a beamed ceiling and wall light points. The focal point of the room is a stone fireplace, with a Stovax multifuel stove and tiled hearth.



The kitchen area is located at the back of this room on a raised level and includes a suite of oak units under polished granite worktops and integral equipment including a ceramic sink, refrigerator, electric oven and hob plus cooker hood.

### **1<sup>st</sup> Floor**

A staircase rises from the hallway to a first floor landing, where a traditional part glazed panelled door opens onto Fisherhead at the rear. The landing has a beamed ceiling, houses the staircase to the attic bedroom with a store cupboard under; and from here stripped pine panelled doors lead to...



**Bedroom 1:** A double bedroom with a traditional sash window to the front. This room also has a beamed ceiling and a feature fireplace on the wall.

**Bathroom:** A good sized bathroom with a sash window to the front aspect, a beamed ceiling and a modern, 4 piece white bathroom suite including a quadrant shower cubicle and separate panel bath.

### **2<sup>nd</sup> Floor**

A winding stair rises up from the landing directly into....

**Dormer Bedroom 2:** A large bedroom presented with 3 single beds, this room has reduced headroom at the edges, but is not cramped, with a broad dormer window facing out to the rear.



**Outside**

To the rear of the cottage is a door to Fisherhead with a small grassed area between the door and the footpath which is not part of the title of the property but is commonly used for sitting out by the owners. There is also a small stone outbuilding used for storage which also houses the central heating boiler.

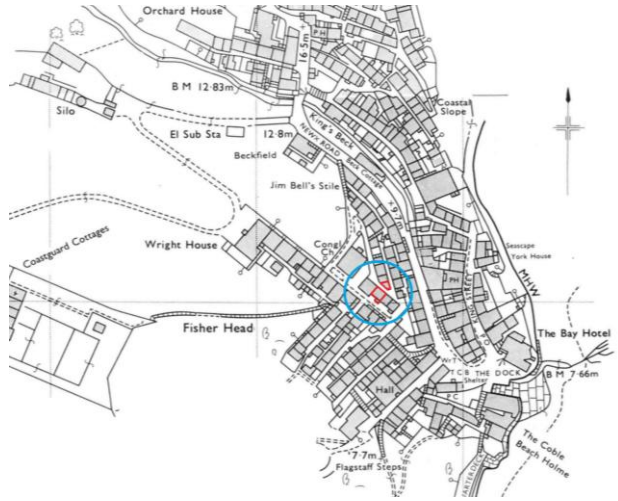


Opposite the front door of the property, on Shell Hill, there is a larger outbuilding currently used as a utility room with a ceramic sink and points for a washer and dryer. A WC with a high flush suite is partitioned off the room. This outbuilding could potentially be developed to form an extra room for the house, say as a bedroom, subject to necessary consents.



**GENERAL REMARKS AND STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



**Directions:** From Whitby, head out on the A171 towards Scarborough. Turn left onto the B1447 at Hawsker where signed to Robin Hoods Bay. We would advise parking in either of the public car parks and walking down the bank into the old village along New Road.

After crossing the stream, turn right onto the first path marked Jim Bell's Style and follow it around past the front of the former church and you will find Storm Cottage on your right-hand side. See also location plan.

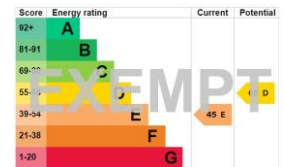
**Planning:** The property lies within a designated conservation area with this National Park village. The property is Grade II listed. North York Moors National Park. Tel: 01439 770657.

**Services:** The property is understood to be connected to mains water, gas, electricity and sewerage. Gas central heating with boiler in the outbuilding to the rear.

**Business Rates / Council Tax:** The property is a commercial holiday let and has a rateable value of £3,500 pa. Reliefs of up to 100% are available. North Yorkshire Council. Tel: 01723 232323.

**Post Code:** YO22 4SL

**Tenure:** Freehold



**IMPORTANT NOTICE**

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



# RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

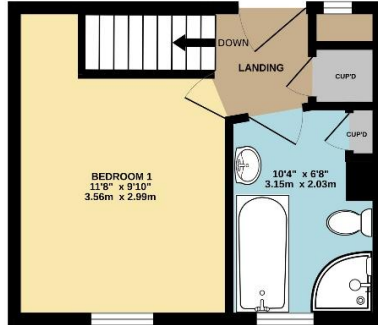
Valuers

Estate Agents

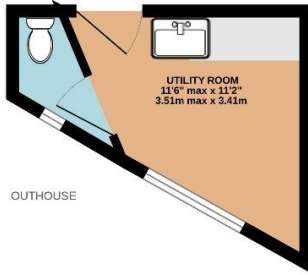
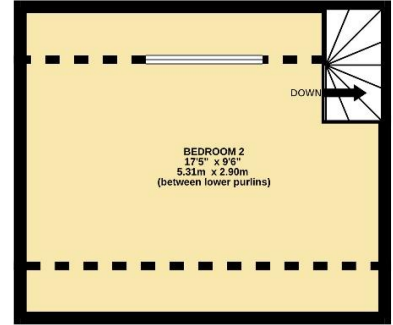
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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