



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

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LAVENDER COTTAGE, 4 FRONT STREET, GROSMONT

Whitby 7 miles

Sleights 3 miles

Egton 2 miles

(Distances are approximate)



A BEAUTIFULLY PRESENTED TRADITIONAL STONE COTTAGE IN THE HEART OF THIS POPULAR TOURIST VILLAGE, HOME TO THE STEAM RAILWAY. WITH 2 DOUBLE BEDROOMS AND ATTRACTIVE DÉCOR FIXTURES AND FITTINGS, MAKING IT A POPULAR HOLIDAY LET OR SECOND HOME.

Accommodation:

Hall, Lounge, Dining Kitchen. Covered rear yard including store.
1st Floor: Landing, 2x Double Bedrooms, Bathroom and separate WC.

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PARTICULARS OF SALE

Lavender Cottage, No.4 Front Street, is a fabulous example of a cottage that has been attractively refurbished for modern use with all the necessary upgrades and décor, fixtures and fittings to match. There is even parking for a vehicle on the lane at the rear. This could be an ideal holiday let or second home – the current owners have used it for both.

The cottage is just yards from the station, home of the North York Moors Steam railway. There is also good walking and fishing nearby, but you could use this as a base for exploring the wider area with Whitby only around 10 minutes away by car if you don't fancy the train.

Steps lead up to the traditional panelled front door which opens into ...

Hall: with stairs off to the first floor and a door into...



Lounge: 12'9 x 15'9 max under stairs The lounge is cosy and nicely proportioned with a broad, double-glazed, twin sash window facing out on the front and panelling to the stairs. The focal point of the room is an open fireplace with ornate mantel in front of which is now an electric stove style fire unit. There are display recesses to either side of the fireplace and a useful storage cupboard within one. A connecting door leads through to...

Dining Kitchen: 13'9 x 8'6 The kitchen has been fitted with a suite of white kitchen cabinets with laminate worktops and a stainless steel sink. Integral equipment includes an electric oven with ceramic hob and cooker hood and there are spaces for other

appliances. There is plenty of space for a dining table and chairs. Two windows and a glazed door face out into the covered rear yard and a further window faces to the rear.



Covered Rear Yard: 13'11 x 6'9 (overall) covered by a polycarbonate roof, this area now makes a handy extra room with a large built-in brick store cupboard (5'x 3') and a half glazed door to the rear street.



1st Floor

The staircase from the hall rises to a landing where natural light comes from a rooflight window. Doors open to. ...



Bedroom 1: 12'11 x 9'0 A double bedroom with double glazed sash window looking out to the front.



Bathroom: The L-shaped bathroom has a white suite comprising a panel bath with mixer taps and shower over; and pedestal wash basin. Window to the front and ladder style electric towel radiator.

Separate WC: with a modern, white, low flush suite and window to the side.



Bedroom 2: 10'0 x 8'9 A second double bedroom having a uPVC double glazed window to the side.

Outside

To the front of the cottage is a small forecourt garden area with stone steps leading up to the front door.

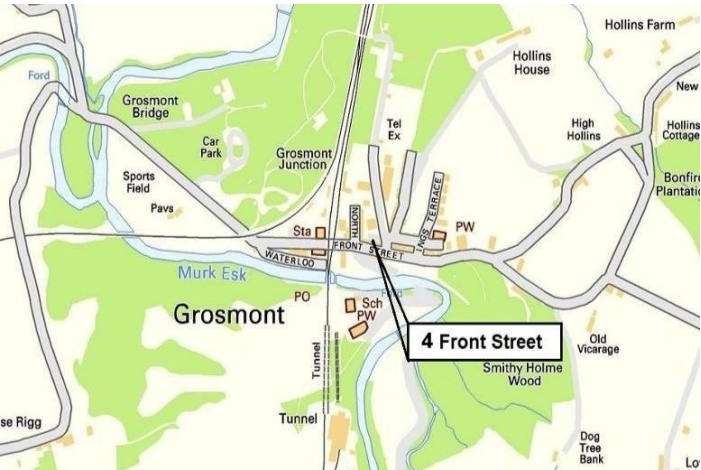


GENERAL REMARKS AND STIPULATIONS

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.

Method of Sale: The property is for sale by negotiation. The property has been a holiday letting let through Host & Stay Holiday Cottages but is available with vacant possession. Contents may also be available.

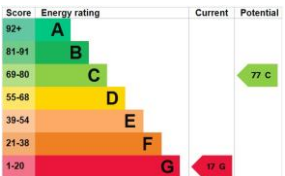
Directions: From Whitby, take the A169 moor road southwest towards Pickering, turning right in Sleights village opposite the church onto Eskdaleside. Follow this road along and you will come to Grosmont village, as you descend the steep bank in the village towards the railway crossing, Lavender Cottage, No.4 Front Street, lies on your right hand side.



Services: The property is understood to be connected to mains water, electricity and drainage. Heating is provided by electric convector heaters and water is via an immersion heater.

Post Code: YO22 5PA

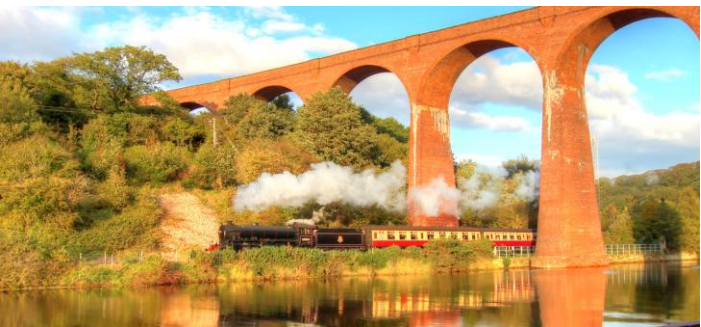
Tenure: Freehold.



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.

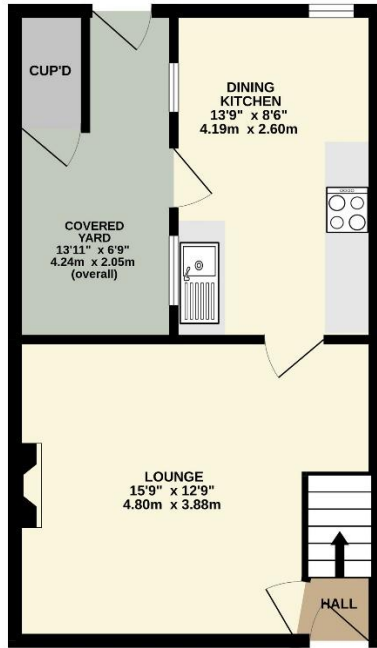
Grosmont is home to the North York Moors Steam Railway





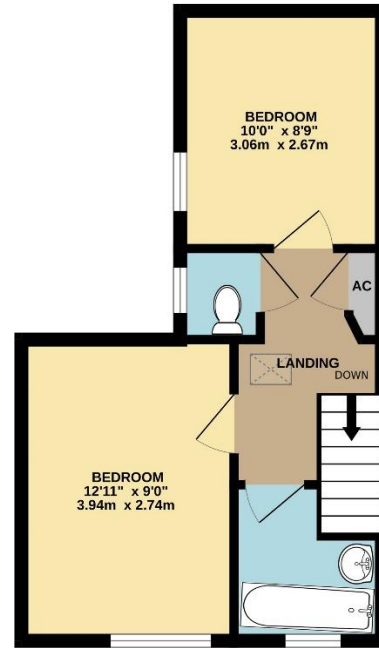
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GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR

