

THE BAY TREE

Robin Hood's Bay, North Yorkshire



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**Landmark village property - part
18th century manor house, part modern
extension – offering opportunity for
renovation and development**

*Whitby 5 miles • Scarborough 16 miles • York 48 miles • Teesside
International Airport 50 miles*

Detached 3-storey property of 6882 sq ft with cellar

Walled front garden • timber sheds • car parking area •
enclosed grounds

In all 0.35 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

The Bay Tree, Station Road, Robin Hood's Bay, North Yorkshire YO22 4RL

Approximate Gross Internal Area

6882 SQ FT / 639.4 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
Gross Internal Area: 251.6 m² ... 2708 ft²



First Floor
Gross Internal Area: 231.6 m² ... 2493 ft²



Second Floor Apartment
Gross Internal Area: 156.2 m² ... 1681 ft²

City

Country

Coast



The Bay Tree is a landmark and iconic property in Robin Hood's Bay, closely linked to the Storm family, a name synonymous with the village's maritime heritage. Built in 1762 for Isaac Storm [1], a prosperous sea captain, the elegant Georgian facade is notable for its striking symmetry and commanding presence.

Set within 0.35 acres, The Bay Tree includes a rear driveway and a hardstanding parking area. A substantial mid-1990s extension detracts from the original eighteenth century property but also offers opportunity - a blank canvas for renovation or a complete redevelopment of the site.

This is an exceptionally rare opportunity in Robin Hood's Bay where land and development prospects are limited.

- Historic coastal property, greatly extended some 20 years ago
- Detached property requiring significant renovation
- Generous plot of 0.35 acres
- Offers significant opportunity for development
- Historic house constructed in 1764 and Grade II listed
- Sea views from upper floors
- Vehicular access and parking at the rear
- Premium coastal location in the region



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Services & Systems: Mains gas, electricity (3-phase electric power), water and drainage – not necessarily functioning.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
Conservation Area North York Moors National Park

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.

The original property was given change of use to a residential home for the elderly and significantly extended in the mid-1990s through the erection of a three-storey rear extension and visitor's car park. Modern double-glazed windows were fitted throughout most of the property. The extension comprises ten + bedrooms, 4 bathrooms, service rooms as well as a lift (not tested) and an owner's flat on the top/second floor with dormer windows giving sea views.

Many original features have been preserved within the Georgian building such as elegant cornicing, fine cabinetry, architraves, concealed floorboards and two gable-end fireplaces. In addition, the principal rooms reveal fielded wall panelling with moulded rails and stiles, a dentil cornice and geometric detailing.



A grand staircase with a beautifully turned handrail terminating in a volute rises to the first floor, passing a fine arched window with panelled reveals.

Views of the village and coastline can be enjoyed from the upper floors.

[1] Storm and Company, by Alan Storm ISBN 0 905355 41 5

Outside

The house sits behind a generous front garden and stone wall where a wrought iron garden gate opens to a central path leading to the front door. The garden follows the house around to the north where a large area of hardstanding sits alongside the modern extension and is accessed via a drive. Here is ample room for multiple vehicles.

Environns

Robin Hood's bay is an historic maritime village that cascades down to the sea with tightly packed, red-roofed cottages connected by narrow ginnels. The Bay Tree sits on Station Road, part of a more affluent eighteenth-century development at the top of the village. Robin Hood's Bay is a popular tourist destination in the National Park and, along with its fine sandy beach, it comes with convenience stores, a post office, cafes, bistros, pubs and hotels.

Further amenities are available in nearby Whitby, some 15 minutes' drive to the north.



