

# RICHARDSON & SMITH

Chartered Surveyors

· Estate Agents

· Auctioneers

· Valuers

## ‘FISHERMANS COTTAGE GUN GUTTER, STAITHES

*Whitby approx. 11 miles*



**A WELL-PRESENTED, 4 BEDROOM COTTAGE WITHIN THIS POPULAR FISHING VILLAGE, SITUATED ON THE HERITAGE COASTLINE OF THE NORTH YORK MOORS NATIONAL PARK. THIS SPACIOUS COTTAGE OFFERS A SUPERB OPPORTUNITY TO ACQUIRE A BEAUTIFUL HOME OR FIRST CLASS HOLIDAY COTTAGE JUST YARDS FROM THE HARBOUR**

Accommodation:

Ground Floor: Kitchen, Lounge Dining Room

First Floor: 2 Double Bedrooms, Bathroom

Second Floor: 2 Double Bedrooms.

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

[www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

## **PARTICULARS OF SALE**

Fishermans Cottage is an attractive cottage right in the heart of this popular fishing village. The cottage has been in the same family for a number of years and has been maintained to a high standard, whilst trying to retain the character and traits that these properties are so beloved for, including open beamed ceilings and sash windows. The cottage is over 3 floors, with separate modern kitchen to the side of the main house, a large lounge diner with focal fireplace, 4 double bedrooms and a house bathroom all with the benefit of oil central heating. Currently a successful second home and holiday let, the cottage comes with the fixtures and fittings and is sold as a going concern.

From the pavement, a half glazed stable entrance door opens into ...



**Kitchen:** With a sash window to the front and tiled floor, the kitchen is fitted with a modern shaker style fitted kitchen units in a light cream finish with laminated worktops and inset acrylic sink unit. There is an integral under-counter fridge freezer, plumbing for an automatic washing machine and space for an electric range style oven. The oil fired central heating boiler is concealed within a cupboard within the kitchen.

From the kitchen opens to steps into the ...

**Lounge Diner:** A room of generous proportions with open beamed ceiling, large sash windows, recessed fireplace with Oak over-mantel with further recessed alcove to the side and wooden floor. Staircase to the first floor.



## **First Floor**

**Landing:** With panel doors off and staircase to the second floor. There is door to the rear of the house.

**Bedroom:** A spacious double with 2 sash windows to the front, open beamed ceiling and large central heating radiator.





**Inner Lobby:** With doors off to....



**Bathroom:** The modern white suite comprises panel bath, separate shower cubicle, pedestal hand basin with and low flush WC. There is half tiling to the walls and tiled flooring.

**Bedroom:** A spacious double with dormer window to the front and eaves storage to the rear.



### Second Floor

The staircase continues to a small second floor landing where panelled doors open to ...

**Bedroom:** A generous double bedroom with sash window to the front.

**Bedroom:** A double bedroom to the rear of the property with original sash window.

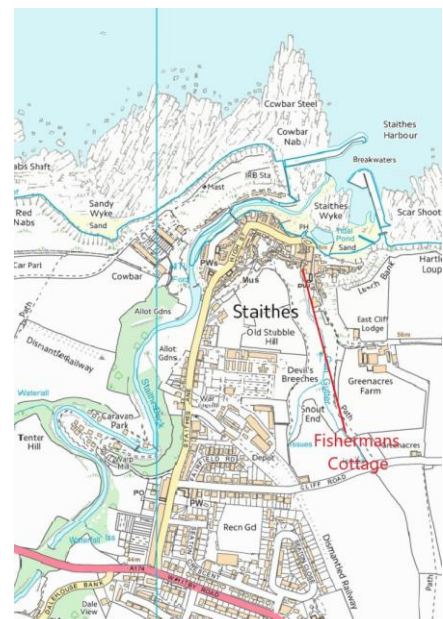
### Outside

The oil tank serving the boiler in the cottage is situated to the rear of the cottage with access from the side ginnel.

### GENERAL REMARKS AND STIPULATIONS

**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular 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 take the A174 coast road north through Sandsend, Lythe and Hinderwell. Approximately 10 miles from Whitby you will reach the village at Staithes. Turn right at the traffic lights and head down the hill into the historic lower section of the village. You are best off parking in the bank top car park and walking down the bank. On route to the bottom continue along the cobbled high street towards the Cod & Lobster pub. Once opposite the pub there is a small opening on the right onto Gun Gutter with the cottage being situated approximately half way up on the right hand side.



**Business Rates / Council Tax:** As it is used for commercial holiday letting the property is now assessed for business rates with a rateable value of £2,400 pa (from 1<sup>st</sup> April 2023) for which approx. £1397 should be payable, but current reliefs make this nil. North Yorkshire Council Tel 0300 1312131.

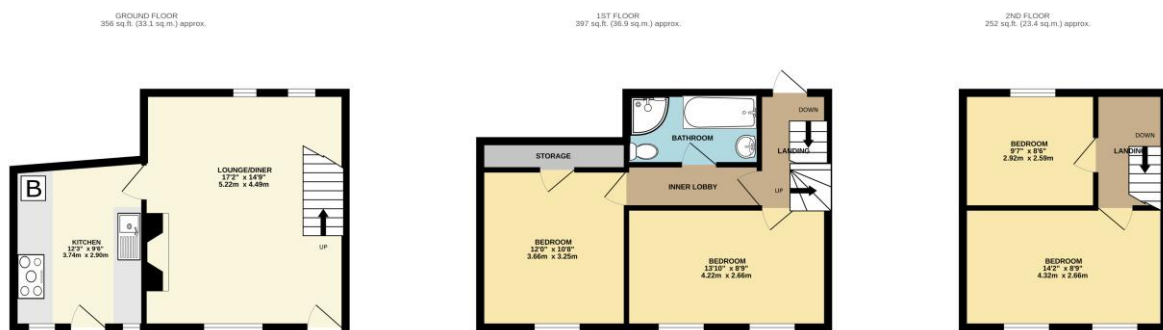
**Services:** The property is connected to mains water, electricity and drainage. Heating is provided by an oil fired central heating system with radiators, situated in the kitchen.

**Post Code:** TS13 5DD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

### 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.*



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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