RICHARDSON & SMITH
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ENGINE SHED COTTAGE
WATERSTEAD LANE, WHITBY

Whitby Town Centre

A GRADE II LISTED, 1 BEDROOM, STONE-BUILT HOLIDAY COTTAGE, LYING ADJACENT TO THE FORMER RAILWAY ENGINE SHEDS, CLOSE TO THE CENTRE OF WHITBY. CONVERTED TO A MODERN SPECIFICATION AND WITH A PRIVATE PARKING SPACE, THIS PROPERTY MAKES AN IDEAL HOLIDAY COTTAGE.

Accommodation

Living Room, Utility, WC Cloakroom. Double Bedroom, Ensuite Shower Room. Private Parking Area.

Guide Price- £210,000

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PARTICULARS OF SALE

This grade II listed building was converted to a 1 bedroom cottage around 10 years ago, but still feels brand new. Lying close to the railway engine sheds, it is only a couple of hundred yards level walk from the very centre of town, yet has its own parking space and is positioned in a concealed location making very peaceful, despite its central location.

We feel this unique property could make an ideal holiday cottage or second home – perfect for a train enthusiast - you can watch the steam trains roll into town from your own living room!

From the path at the foot of the steps a glazed entrance door flanked on either side by narrow windows, opens directly into….

Living Room: with a tiled floor with underfloor heating the living room has a window to the side looking towards the railway tracks as well as the glazed door and screen. The vaulted room has exposed beams and is fitted with an extensive fitted kitchen including a peninsular breakfast bar.

The kitchen is well appointed and has a sink plus an integral electric oven, hob and cooker hood, a slimline concealed dishwasher, an integral microwave and fridge with freezer compartment.

One door leads to the bedroom and a second door leads to ….

Utility: A surprise addition to a well fitted property, the utility has a second sink and an automatic washing machine is concealed amongst the base units, the remainder offering lots of storage. The tiled floor has underfloor heating and a door connects through to …

WC Cloakroom: fitted with a simple white suite comprising a low flush suite and a wash hand basin. Extractor fan, tiled floor.

Bedroom: A double bedroom with tiled floor with underfloor heating and a sash window facing to the front (south). A connecting door leads on to ….

En-Suite Shower Room: with tiled floor an white suite comprising a WC with concealed cistern, wash basin and tiled shower cubicle. Heated towel rail and extractor fan.

Outside

Although the owner has been of the habit of using the gravelled open space outside the cottage as a patio area, suitable for games/barbecue/dog maybe a small hot tub. Technically the property doesn't own this land and has no rights over it.

The property does have a large, private car parking space, just off the roadside, up above the level of the cottage. This is secured with fencing and a chain and has a block paved surface. A private flight of steps link the cottage and parking space.

Planning

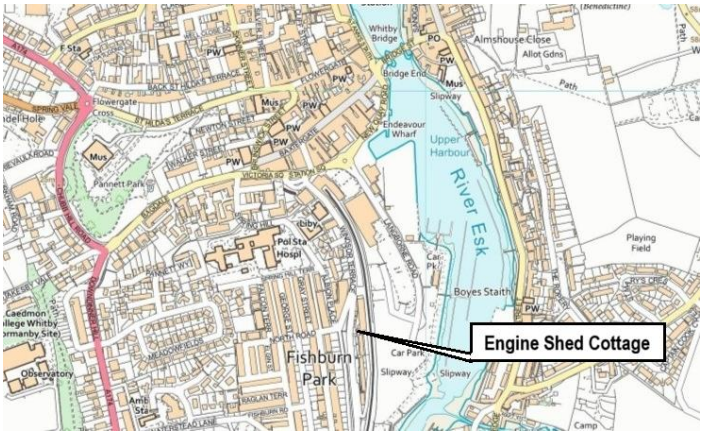
The property is grade II listed and lies in a conservation area. The planning permission for the development of the property states as condition 15 of planning permission ref (14/01478/FL):

'The residential accommodation shall not be used for purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, groups of persons or family for period(s) not exceeding a total of 28 days in any one financial year. The accommodation shall not be used as the main residence of any occupant.'

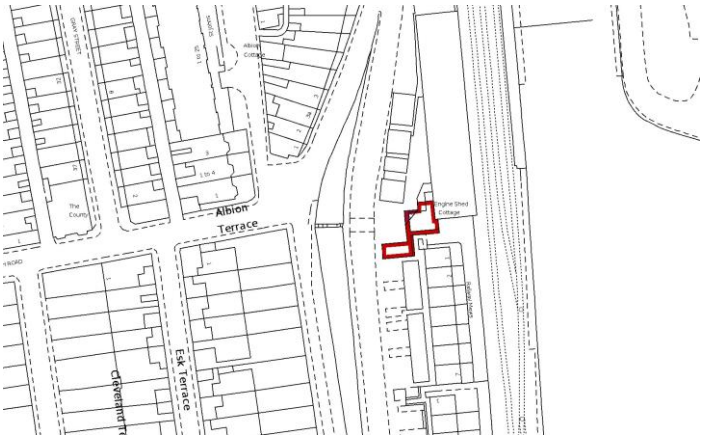
North Yorkshire Council. Tel: 01723 232323

GENERAL REMARKS AND STIPULATIONS

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



Directions: From the town centre take the road south between the bus station and the train station, passing the library. Walk along until the road splits and follow the left fork. You will find the parking space to the cottage on your left just beyond the garages and steps descend to the cottage itself. See also location and boundary plans provided.



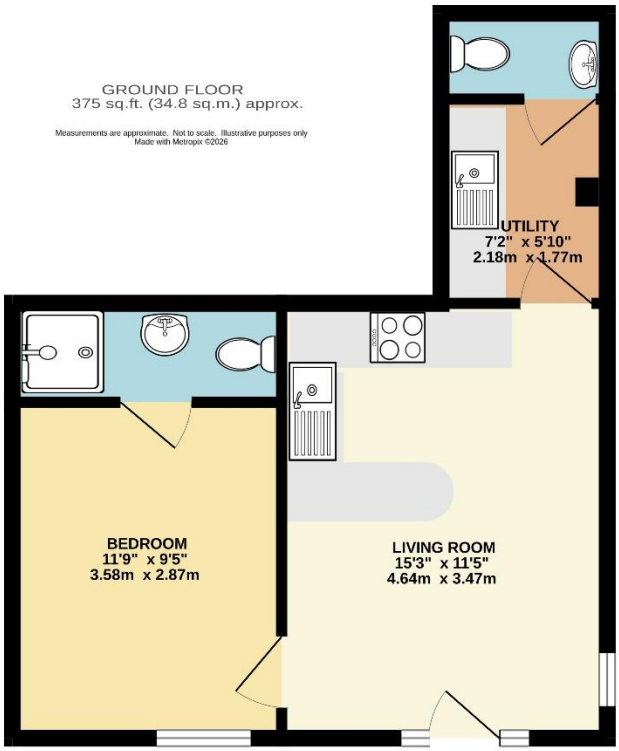
Services: The property is understood to be connected to mains water, electricity and drainage. The property has electric underfloor heating.

Council Tax Banding: 'A'. approx. £1,612 for 2026/7. North Yorkshire Council. Tel 01723 232323

Post Code: YO21 1TE / 1AE **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.


GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026
UTILITY
7'2" x 5'10"
2.18m x 1.77m
BEDROOM
11'9" x 9'5"
3.58m x 2.87m
LIVING ROOM
15'3" x 11'5"
4.64m x 3.47m