

# THE COWSHED

Runswick Bay



## THE COWSHED

**Contemporary and appealing cliff-top barn conversion in large gardens, with glorious views of the Bay.**

*Staithes 2 miles • Sandsend 5 miles • Whitby 8 miles*

Open plan kitchen/dining/living room • utility room/  
cloakroom • separate wc

2 double bedrooms with en suite bathrooms

Driveway parking for up to 3 cars • 2 sheds

Large garden

In all nearly  $\frac{3}{4}$  of an acre

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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# The Cowshed, 15 Bank Top Lane, Runwick Bay TS13 5JF

Approximate Gross Internal Floor Area

1211 SQ FT / 112.5 SQ M

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



City

Country

Coast



This stylish single-storey residence was converted in 2022 from a detached agricultural building. It stands independently on the cliff-top, set within generous gardens and grounds, with superb coastal views and surrounded by open fields and woodland. The house provides light and spacious accessible accommodation, with tall windows and doors opening onto a sheltered garden terrace. The property sits immediately above the historic heart of the village, within one of the most picturesque stretches of the Yorkshire Coast.

**NB:** The property is subject to a Local Occupancy Clause.

- Detached 2-bedroom house
- Gardens and grounds extend to  $\frac{3}{4}$  acre
- Single storey with accommodation extending to more than 1200 sq ft
- Superbly positioned with no immediate neighbour
- Dramatic clifftop setting
- Bay and sea views from the house and garden
- Gated parking for multiple vehicles
- Subject to a Local Occupancy Clause



**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** E

**Services & Systems:** Mains electricity, water and drainage. LPG gas central heating. EV charging point. Satellite broadband (Voneus).

**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.

**Important Notes:** There is a formal right of access over the drive leading from Bank Top Lane to the property gates. Passing through the property is a permissive footpath that

runs along the lower lawn. The property is subject to a Local Occupancy Clause – please contact the agent for more details.

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](http://www.northyorks.gov.uk) 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.



This house is constructed of brick and designed with a nod to its agricultural past featuring industrial fittings, original iron roof trusses and beams and supersized barn windows. Throughout the property, underfloor heating has been fitted below wood-effect ceramic flooring.

At the heart of the home is the impressive, vaulted kitchen/dining/living room. One elevation is glazed from floor to ceiling, with French doors opening onto the sunny garden terrace, while the other features large sliding doors framing the far-reaching south-facing view across the bay. The room provides space for a generous sitting area and family-sized dining table while the contemporary kitchen includes a peninsula, a range of fitted units, larder cupboard, integrated appliances and induction hob.

The rear hall, with its skylight, serves as both a utility area and cloakroom, with a separate wc.

Both bedrooms are well-proportioned doubles with accessible en suite shower rooms fitted with matching contemporary sanitaryware and fittings including large showers with rainfall showerheads.

Two loft hatches provide access to roof space, one with a drop-down ladder, offering useful storage or potential for the creation of a mezzanine area.



## Outside

Gate posts give access to a drive which sweeps alongside the south-west elevation of the house, providing ample turning space and parking for up to three cars. An EV charging point is positioned to the side of the house.

The side entrance and utility/cloakroom are located on one side, while a garden gate on the other opens onto a path running alongside the house to the main entrance and hallway.

The cliff-top garden wraps around three sides of the house, adjoining open fields on two sides and enjoying superb views across woodland towards the sweeping coastline. A paved terrace connects directly with the main living area and is sheltered by a wall, creating an ideal space for outdoor dining and entertaining with views extending southwards to the sea.

The large garden is mainly laid to lawn, with a wildflower meadow and a small orchard at the far corner containing young pear, apple and cherry trees. Two garden sheds sit on the northwest boundary. The lower garden gently descends towards a wooded area, with a beck forming the lower boundary. The garden is enclosed by a combination of laurel and mixed hedging, and wire and timber fencing

## Environs

Runswick Bay lies just north of Whitby and is a Conservation Area and part of a marine conservation zone. The historic heart of this former fishing village is characterised by narrow winding streets, precipitous steps and a maze of white-washed and stone-built cottages with red roofs, perched on the side of the cliff.

The Cowshed stands alone immediately above the historic village and sandy beach.

The village has a sailing club, The Royal Hotel public house offering one of the finest views across the bay, a passivhaus hotel (scheduled for completion 2027) and, in the summer months, a beachside café. The expansive sandy beach is consistently regarded as one of Yorkshire's finest.



There are exceptional walks from the doorstep with The Cleveland Way passing through the village from the cliff-top to the sweeping, sheltered bay, well known for its fossils.

Further amenities to be found in nearby Sandsend and Staithes. Around fifteen minutes' drive away is the historic, bustling, maritime town of Whitby with its harbour, pier and the iconic Whitby Abbey.

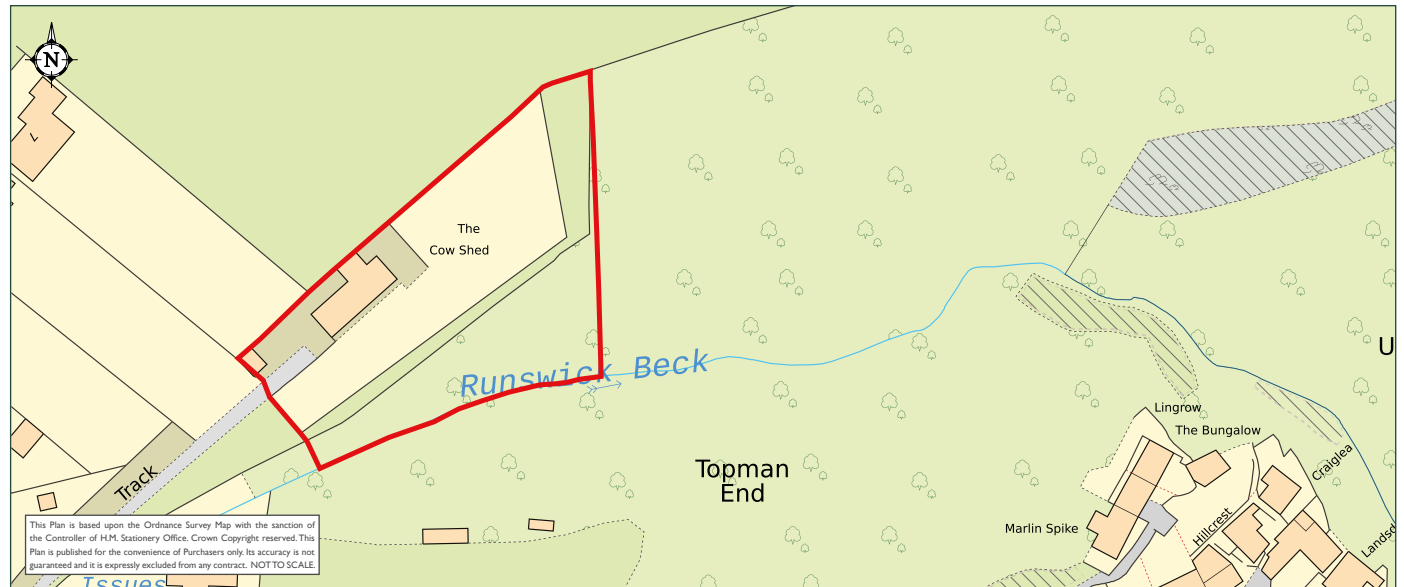
## Directions

Heading down the hill towards the hotel, the drive to the property - on the left hand side as identified by a house sign - leads to the gates of the property.

**What3words:** ///mule.unwraps.piles

## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** June 2026. Some images may have been enhanced using artificial intelligence (AI); any such images will be clearly identified individually. Brochure by wordperfectprint.com

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