



## ARCHWAY COTTAGE, 2 LARPOOL MEWS, WHITBY

*Whitby Town Centre ½ mile*



**A 2 BEDROOM, STONE-BUILT BARN CONVERSION, LYING AT THE REAR OF LARPOOL HALL, ON THE SOUTHERN EDGE OF THE TOWN, YET STILL ONLY A SHORT DISTANCE FROM THE TOWN'S ATTRACTIONS AND AMENITIES. THE PROPERTY LIES CLOSE TO THE 'CINDER PATH' OLD RAILWAY LINE THAT CONNECTS SOUTH ALONG THE COAST TOWARDS SCARBOROUGH.**

### Accommodation

Kitchen, Dining Room, Lounge, Shower Room. Master Bedroom with En-suite Bathroom, 2<sup>nd</sup> Double Bedroom.  
Paved garden area with Shed. Driveway Parking.

**Offers on £245,000**

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

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

## PARTICULARS OF SALE

The original buildings date back to 1868 and were converted to residential use as recently as the 1990s, having been stables and outbuildings to Larpool Hall.

The property is built in stone with slated roofs and windows that have been upgraded to uPVC double-glazed units. The building is a barn conversion lying in a mid-terrace position.

The front of the property faces broadly south onto a paved courtyard. From here, glazed double doors, set in a glazed screen filling-in a broad archway to the left, open into ...



**Kitchen** – a good sized, breakfast kitchen with a window in the west facing wall, laminate flooring and a suite of oak faced cabinets with integrated appliances including an oven, gas hob, fridge, freezer, dishwasher and 1½ bowl composite sink unit. Beamed ceiling. A connecting door leads through to ....



**Dining Room** – a reception room with a broad, glazed, stone archway with glazed double doors facing south and opening out onto the paved courtyard at the front of the property, as well as 2 further windows in the north facing rear wall of the building. Beamed ceiling. Faux fireplace with beaten copper canopy. An archway leads through into the lounge, a staircase rises to the first floor and a door opens into ...

**Shower Room** – A narrow shower room lying underneath the staircase, fitted with a cream-coloured suite comprising a low flush WC, a small wall-mounted wash hand basin and a tiled shower cubicle with a glazed screen and Mira thermostatic shower unit.



**Lounge** – The second reception room, interconnected to the dining room via an archway, is similar with exposed beams, a window to the rear plus a glazed, stone archway with glazed double doors facing south and opening out onto the courtyard at the front of the building. The room has a Burley gas stove set in an eye-catching timber and brick fireplace feature which extends to offer display plinths to the sides, creating a real focal point.

## First Floor

The staircase rises in 2 flights from the dining room to a galleried landing with a side window over the stairs. This landing is large enough to offer a small study area, and has a beamed ceiling. There is a small cupboard and doors to ...



**Master Bedroom** – A large double bedroom with dormer windows facing to both the front and rear. Beamed ceiling. A connecting door opens through to ...



**Ensuite Bathroom** - The bathroom is fitted with a pale coloured suite comprising a panel bath, pedestal wash basin and a low flush WC. Beamed ceiling, half tiled walls and a dormer window facing to the rear.



**Bedroom 2** – A double sized bedroom with a dormer window facing to the side rear and a beamed ceiling. This bedroom is fitted with built-in wardrobes and cupboards, plus a sideboard with drawers and an inset wash basin.

**Outside**

The front of the cottage faces onto a board, paved, courtyard bounded by hedge at the sides to retain a fair degree of privacy from the neighbouring conversions, but open onto the gravelled driveway to the south. The courtyard has a modest garden shed for storage.



The driveway is shared, also providing access through to the neighbouring property, but there is adequate space to park one or perhaps two vehicles without impeding their access. A tall hedge lies on the south side of the shared driveway.

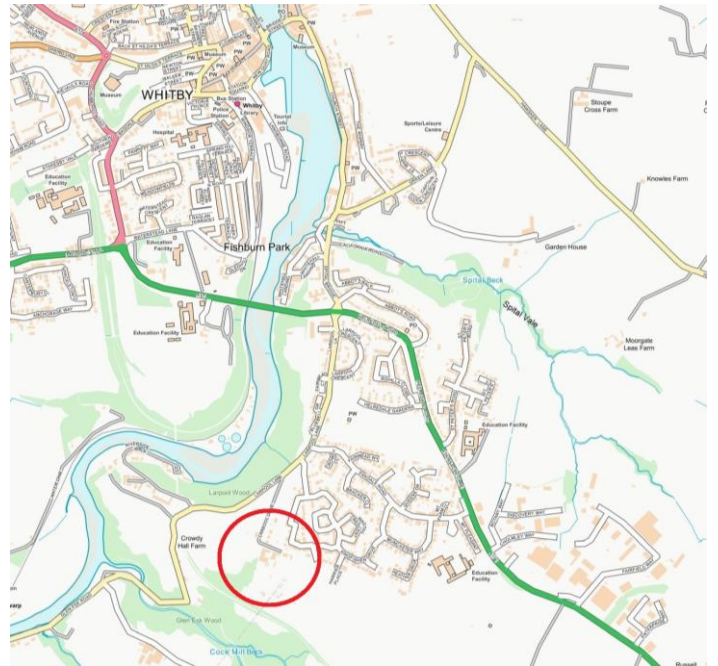
To the rear of the building is a narrow, paved path, offering access for maintenance.

**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.*

**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 main road towards Scarborough. As you cross the new bridge, turn right at the traffic lights onto Larpool Lane. Drive along until the road dips and then turn left onto Larpool Drive towards the Hall. At the end of the driveway, turn left around to the buildings at the rear and Archway Cottage lies in the middle of the second range of buildings. See also location and boundary plans provided.



**Services:** The property is connected to mains water, gas and electricity supplies, and to mains sewers. The property has a gas central heating system with the boiler located in the kitchen.

**Council Tax Banding:** 'D'. approx. £2,418 for 2026/7. North Yorkshire Council. Tel 01723 232323

**Post Code:** YO22 4NF / D

**Tenure:** Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	85 B



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