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ALMA COTTAGE HIGH STREET, STAITHES



A VERY WELL-PRESENTED, 3 DOUBLED BEDROOMED COTTAGE, ON THE HIGH STREET IN THIS POPULAR OLD FISHING VILLAGE. JUST YARDS FROM THE SLIPWAY THIS MAKES A SUPERB HOLIDAY COTTAGE.

Ground Floor: Porch, Living Room including Kitchen. 1st Floor Landing, Double Bedroom, W.C.
2nd Floor: Landing, Shower, Double Bedroom, 3rd Floor: Attic Double Bedroom.

OFFERS ON £279,950

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

This attractive period cottage is in an ideal location in the heart of the village, perfectly placed to take a stroll down the cobbled streets to the harbour or the lifeboat station.

With a wealth of charm and character, exposed stone walls, beamed ceilings, quirky charm and a cosy multi fuel stove set into a stone backed fireplace, this 3 bedroom cottage really should be viewed to be appreciated. There are even views to the sea from the rear!!!

Approached through the street, the traditional front door opens directly into...

Entrance Porch: Ideal for shoe and coats, this then opens into the....



Living Room: The living room has a wooden double glazed twin sash window to the front aspect with electric heater beneath, exposed stone walls, and houses the staircase up to the first floor with a cupboard and plumbing for an automatic washing machine to the rear. It has a beamed ceiling and the focal point of the room is the attractive original recessed fireplace with the inset cast iron multi fuel stove.



At the rear of the room is a small yet functional kitchen comprising cupboards and drawers under laminated worktops with an inset sink, integral ceramic hob with extractor over, oven and concealed fridge. To the left of the room is the staircase rising up to the first floor.

First Floor

The staircase from the living room rises the first-floor landing with a window to the rear looking over roof tops to the harbour and sea. This has a W.C and handbasin off the landing and doors to the 1st floor bedroom and staircase up to the 2nd floor.



Double Bedroom: The first bedroom has a two double glazed sash window to the front aspect with a hand basin within the room.

Second Floor

The staircase rises to the 2nd floor via a half landing again with window looking to the sea. There is a large recessed cupboard within which is a shower cubicle with electric Mira Sport shower and staircase to 3rd floor.



Double Bedroom: Again, a double bedroom but set up as a twin. Twin double glazed sash windows and hand-basin



Third Floor



A large attic bedroom again suitable for either a double or twin bed with dormer window to the front overlooking the village. There is a hand-basin and under eaves storage.



GENERAL REMARKS AND STIPULATIONS

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

What3words: grasp.commutes.storeroom



Directions: From Whitby, head out on the A174 coast road through the villages of Sandsend, Lythe and Hinderwell. Upon arriving at the village of Staithes, turn right where signed to the old village, just beyond the traffic lights and follow this road round to the car park at the bank top. It is best to park here and walk down the bank into the old village along the cobbled High Street. Go around the corner and Alma Cottage is half way down on the left, before you reach the slipway and Cod & Lobster

Postcode: TS13 5BH **Tenure:** Freehold

Services: Mains water, electricity and drainage. The property has electric heaters and a multi-fuel stove in the living room.

Local Taxation: The cottage is assessed in Tax Band B. North Yorkshire Council. Tel 01723 232323.

Planning: The local planning authority is the North York Moors National Park. The village is a conservation area.

IMPORTANT NOTICE

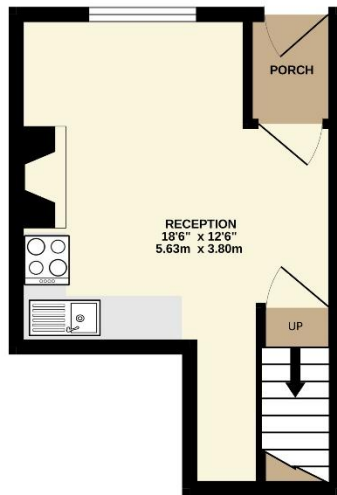
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.



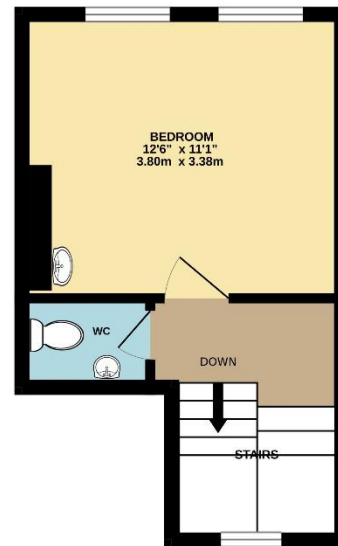
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	39 E	
21-38	F		
1-20	G		



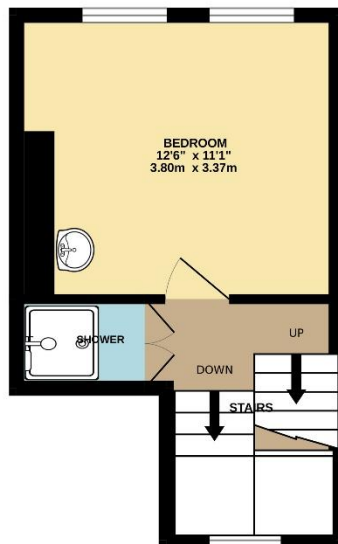
GROUND FLOOR
187 sq.ft. (17.3 sq.m.) approx.



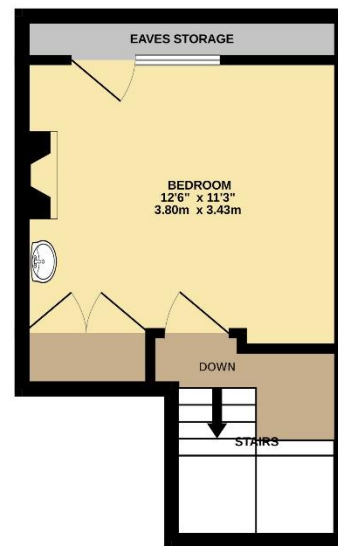
1ST FLOOR
216 sq.ft. (20.1 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



3RD FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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