

RICHARDSON & SMITH

Chartered Surveyors

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‘CHURCH VIEW’ GUN GUTTER, STAITHES

Whitby approx. 11 miles



A BEAUTIFULLY PRESENTED, 3 BEDROOM COTTAGE WITHIN THIS POPULAR FISHING VILLAGE ON THE HERITAGE COASTLINE OF THE NORTH YORK MOORS NATIONAL PARK. FULLY REFURBISHED BY THE VENDORS THIS SALE OFFERS A SUPERB OPPORTUNITY TO ACQUIRE A BEAUTIFUL HOME OR FIRST CLASS HOLIDAY COTTAGE.

Accommodation:

Ground Floor: Kitchen, Lounge Dining Room

First Floor: Double Bedroom, Bathroom

Second Floor: Twin Bedroom, Double Bedroom.

Guide Price: £330,000

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Measurements are approximate. Not to scale. Illustrative purposes only
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PARTICULARS OF SALE

Church View is an attractive stone cottage right in the heart of this popular fishing village. The cottage has been renovated and upgraded to a very high modern standard, whilst trying to retain the character and traits that these properties are so beloved for. The cottage is over 3 floors, with separate modern kitchen with the full range of integral appliances, a large lounge diner with warming multi-fuel stove, 3 double bedrooms and a house bathroom. The property has the benefit of oil central heating and double glazing to all windows as well as useful outside store. Currently a successful second home and holiday let grossing in excess of £20k in the year to date, 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 double glazed sash window to the front and travertine tiled, the kitchen is fitted with a modern shaker style fitted kitchen units in a cream finish with Beech worktops and splash backs. Integral equipment includes stainless steel sink unit, electric oven and grill and four ring induction hob, undercounter fridge freezer and automatic washing machine. The oil fired central heating boiler (newly fitted and under warranty) is concealed within a cupboard within the kitchen.

A traditional panel door from the kitchen opens to stairs into the ...

Lounge Diner: A room of generous proportions with open beamed ceiling, 2 large double glazed sash windows with plantation style shutters, window seating and feature stone wall to the dining area. There is a multi-fuel stove within a recessed fireplace with further recessed alcove to the side. There is a large under-stairs cupboard and door to the staircase to the first floor.



First Floor

Landing: With panel doors off and staircase to the second floor



Bathroom: Newly refurbished with part tiled and part panelled walls, obscured glass double glazed sash window to the front and central heating radiator. The modern white suite comprises bath with thermostatic shower and screen over with further mixer tap and shower head, pedestal hand basin with fitted mirror and low flush WC. There is an extractor and ceramic tiled flooring.

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



Second Floor

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

Bedroom: Currently a twin bedroom with velux roof light and radiator. Please note plumbing has been installed in this room should an interested party wish to convert to a bathroom

Bedroom: Again a spacious double with double glazed dormer window to the front, double glazed sash window to side and radiator



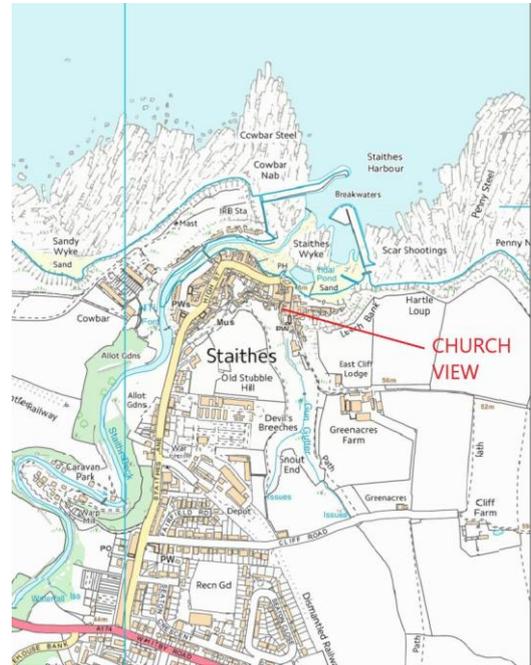
Outside

To the side of the property there is a small detached outbuilding within which is situated the oil tank serving the boiler in the cottage. There is a further small outbuilding to the front of the property.

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 1st April 2023) for which approx. £1397 should be payable, but current reliefs make this nil. North Yorkshire Council Tel 0300 1312131.

Tenure: Freehold.

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

Post Code: TS13 5DD

Notes: The vendors are able to provide 4 years of verified accounts if parties are interested in the property following viewing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	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.

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