RICHARDSON & SMITH
Est. 1887
Chartered Surveyors • Auctioneers • Valuers • Estate Agents

'THE TARDIS'
15a FLOWERGATE, WHITBY

Whitby Town Centre





DECEPTIVELY SPACIOUS TOWN CENTRE COTTAGE WITH GARDEN AND STUNNING VIEWS

A rare opportunity to acquire a deceptively spacious cottage tucked away in a secluded courtyard just off Brunswick Street, right in the heart of the town centre. The property benefits from a garden and breath-taking views across the town towards the marina.

Enormous potential for renovation, this is an exciting opportunity for buyers looking to create something truly special. Properties of this size, in such a central location, rarely come to the market. A genuine opportunity!

Ground Floor: Lounge, Bathroom.
Lower Ground: Dining Kitchen.
1st Floor: Double Bedroom & En-Suite Dressing Room / Cloakroom.
Outside: Yard and Garden.

BEST OFFERS BY 12 NOON, FRIDAY 27TH NOVEMBER 2026

GUIDE PRICE: £80,000 - £120,000







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

Converted to residential use in the early 1980s, 15a Flowergate, affectionately known as "The Tardis," is a unique cottage tucked away behind the shops fronting Brunswick Street. The property is accessed via a discreet alleyway to the rear of the shops. A tinted Perspex door and screen provide a degree of privacy, creating a secluded private yard separate from the alleyway.

From the rear yard, a wooden entrance door with a glazed panel leads into the cottage. The property's south-facing aspect overlooks the garden and enjoys stunning views across the town towards the marina, adding to the appeal of this unusual and characterful home. The entrance door opens into:



Living Room – an open-plan ground-floor space comprising two interconnecting areas linked by an open double doorway and arch. The room features a low beamed ceiling and a distinctive metal spiral staircase providing access to both the lower ground floor and the first floor. A south-facing double-glazed window overlooks the garden, enjoying potential for attractive views across the outdoor space. A connecting door leads through to the Bathroom.



Bathroom – The bathroom is fitted with a corner bath with a Redring electric shower over and shower curtain, a low-flush WC and a wall-mounted wash basin. An obscure-glazed double window, fitted with louvre vents, faces into the rear yard.

Lower Ground Floor

The spiral staircase descends to:

Kitchen - an open-plan dining and cooking space, which features steps up to uPVC glass bi-fold doors opening directly into the garden. The kitchen is fitted with a range of basic cabinets, a stainless-steel sink and an electric hob. And operates via a pumped system to connect into the main drainage. The room has also been used as a workroom and includes a workbench with a vice, offering additional versatility and potential for alternative uses.



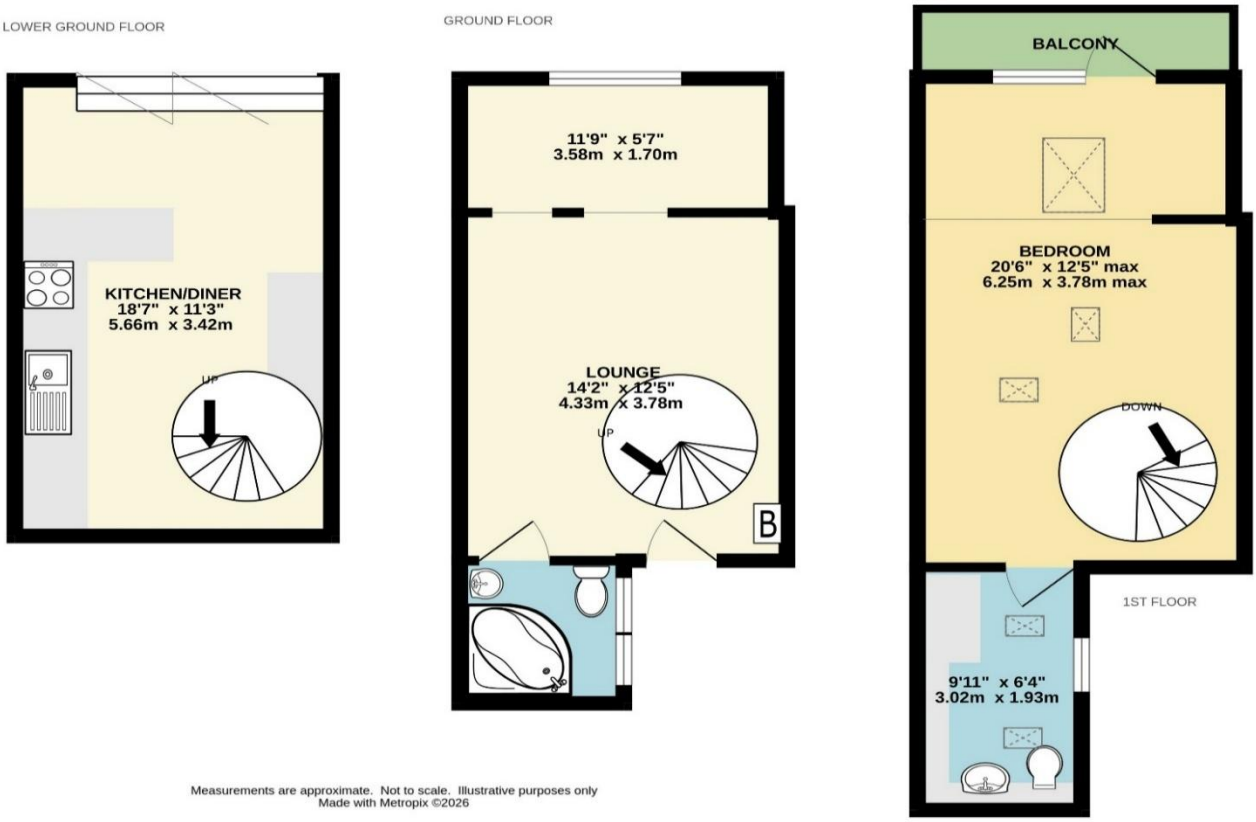
First Floor

From the lounge, the spiral stair rises directly into:



Bedroom - with a vaulted ceiling showing the exposed roof beams and has a low glazed door and window to the front, opening onto a steel framed balcony cantilevered off the front of the building offering some lovely views. Natural light also comes to the bedroom from 4 rooflight windows of varying sizes. A connecting door leads through into …





En-Suite Cloakroom – with a window looking onto the rear yard and 2 rooflights, the cloakroom is easily large enough to become an en-suite bathroom, currently fitted with a range of modern style built-in cabinets and cupboards, with a wash basin set in a vanity unit and a WC with a concealed cistern.

Outside

Lying on the south side of the property, terraced above the yards of houses below, which are accessed from Baxtergate, the front garden has been cleared but was clearly overgrown, with a copper beech tree and a small lawn and borders with shrubs and a concrete path. Nearest to the house, there is a narrow, concreted patio area accessible from the bi-folding doors to the kitchen and an alleyway with steps leading down the side of the house to the rear, where the entrance to the yard lies.

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.

Directions: From Richardson and Smith's offices, cross the road and walk up Brunswick Street. As you reach the shops at the top of the street, walk down the alleyway at the side of Gutsy Gingers (4 Brunswick Street) and 15a lies in the yard to the rear on your right hand side marked by a Richardson and Smith for sale board. See also location and boundary plans. The entrance to the property is nearer to YO21 1RB

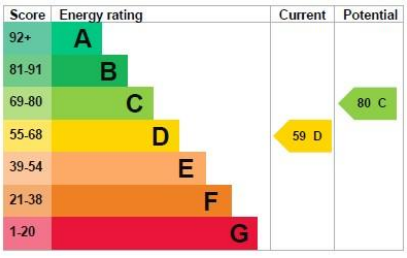
Tenure: Freehold. **Post Code:** YO21 3BA

Services: The property benefits from connections to mains water (metered), electricity, gas, and mains drainage. While gas central heating is installed, the boiler is currently non-functional. Please note that the electrical and plumbing systems are outdated and will require updating and modification to meet modern standards.

Planning: North Yorkshire Council. Tel 01723 232323. The property lies in a Conservation Area.

Council Tax Banding: Band 'B'. Approx £1,881 for 2026/7. North Yorkshire Council. Tel 01723 23 23 23.

Offers: An offer form is available from the selling agents, for submission. It is also available from rightmove. Offers should be submitted in writing to the agents by 12.00 noon on Friday 27th November 2026. Offers sent by email should request receipts. Richardson and Smith, 8 Victoria Square, Whitby. YO21 1EA. Email@richardsonandsmith.co.uk



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.

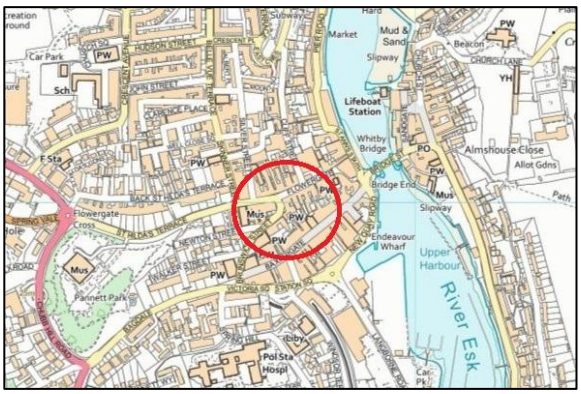
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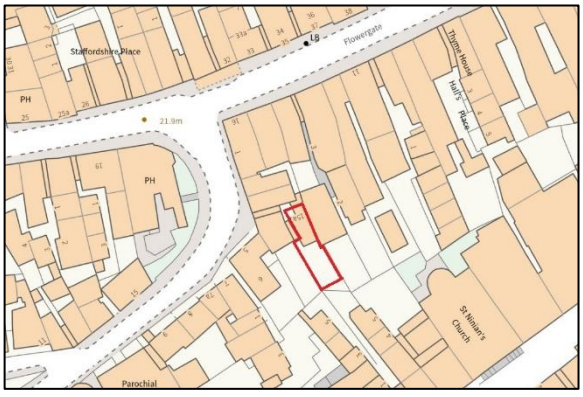
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RICS

The Property Ombudsman SALES

NAEA National Association of Estate Agents