



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

RIVER COTTAGE, 4 DALEHOUSE, NEAR STAITHES

Staithes ¾ mile

Hinderwell 1½ miles

Runswick Bay 2 miles
(Distances are approximate)

Whitby 11 miles

Guisborough 15 miles



A MODERN, 2 BEDROOM, SEMI-DETACHED COTTAGE LYING ADJACENT TO THE PUB IN THIS QUIET HAMLET, JUST INLAND FROM THE COAST AT STAITHES IN THE NORTH YORK MOORS NATIONAL PARK. AN IDEAL COTTAGE FOR LETTING OR AS A HOME.

Entrance Hall, Lounge, Dining Room, Kitchen.

1st Floor: Landing, Double Bedroom, Twin Bedroom and Bathroom.

Private Yard to rear. Allocated Parking Space.

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PARTICULARS OF SALE

Lying adjacent to the pub in this quiet hamlet, just inland from Staithes on the coastline of the North York Moors National Park, River Cottage is a modernised 2 bedroom, cottage.

Run for many years as a holiday let, the property is now a private second home, with a private rear yard to sit out in the sunshine and an allocated parking.

Approached from a gated path to the side of the building, the entrance door opens into a hallway with a window to the side and stairs rising to the first floor. Doors to the kitchen and



Lounge – with 2 windows to the front and a further window to the side, the lounge has plenty of natural light. An archway opens through into the dining room and a stone hearth standing in front of the chimneybreast, with an electric stove unit.



The dining room has double doors out to the rear yard and a connecting door to ...



Kitchen – fitted with a modern range of units and laminate worktops with integrated appliances. There is a twin sash window looking over the rear yard and a further window to the side. A connecting door links back to the entrance hall and a hatch opens to a useful understairs cupboard.



1st Floor

The staircase rises to a broad galleried landing with a window to the side. A hatch to the loft and panelled pine doors to all the first floor rooms.



Bedroom 1 – a generous double room running the full width of the front of the building, with 2 windows to the front.



Bedroom 2 – An L-shaped twin bedroom with a Velux rooflight to the rear and a hatch to an eaves storage void.



Bathroom – fitted with a modern white suite including a panel bath with shower over, a low flush WC and a pedestal wash basin. There is a Velux rooflight to the rear and a hatch to a second eaves storage void. Part tiled walls and built-in airing cupboard housing the Worcester gas combi boiler.

Outside

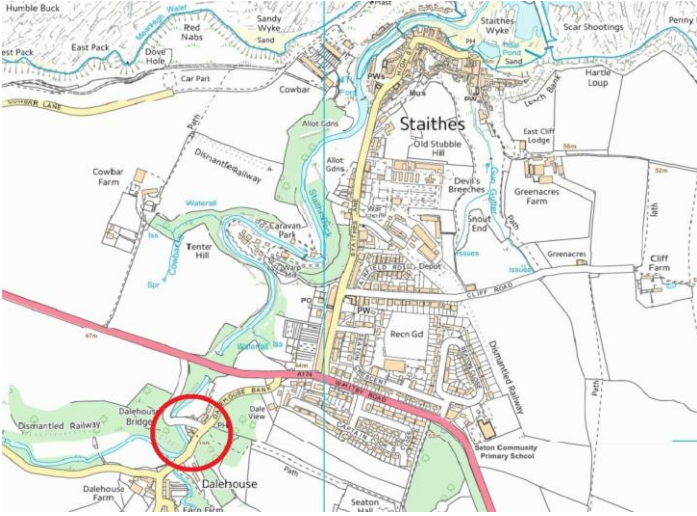
The property has a decked rear yard open to the south and west, bounded by high walls to offer privacy and shelter.



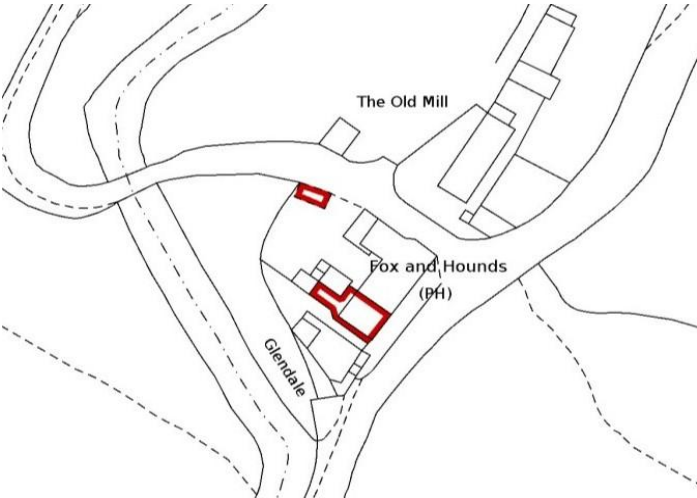
The property has the benefit of an allocated parking space in the car park to the rear of the adjacent pub – The Fox & Hounds.

GENERAL REMARKS & 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 Whitby head towards Saltburn on the coast road (A174). After 10 miles you will reach Staithes. Drive past the bus stop and take the next left turn, into Dalehouse, as you descend the hill. The property lies on your right hand side next to the pub where marked by the Richardson & Smith for sale board. – see also location plan.



Services: The property is connected to mains water, LBG gas, electricity and drainage. Heating is provided by a Worcester LPG gas boiler positioned in the cupboard in the bathroom.

Council Tax: Band ‘A’ approx. £1,612 payable for 2025-26. North Yorkshire Council. Tel 01723 232323.

Post Code: TS13 5DT

Tenure: Freehold

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		
39-54	E		
21-38	F		
1-20	G		
		41 E	62 D



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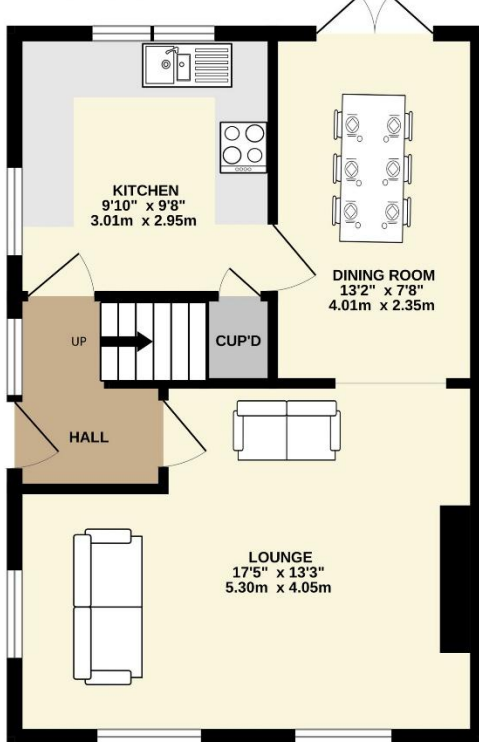
Chartered Surveyors

Auctioneers

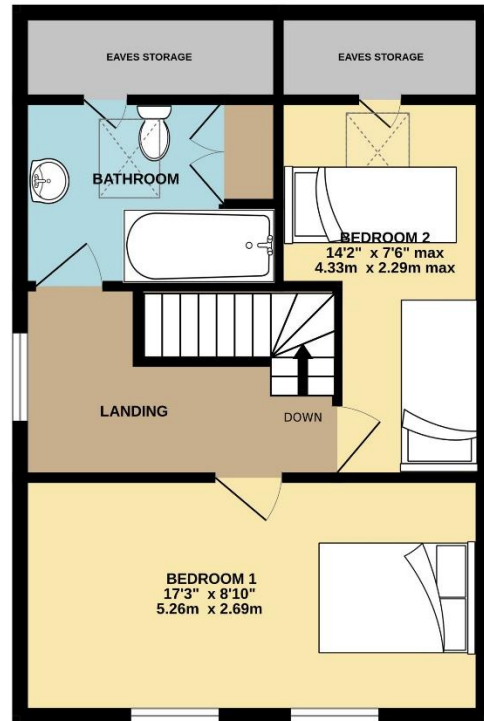
Valuers

Estate Agents

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metroplex ©2025

