



RICHARDSON & SMITH

Chartered Surveyors

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LANCECLIFFE HOUSE MOUNT PLEASANT SOUTH, ROBIN HOODS BAY

Whitby 6 miles

(Distances are approximate)

Scarborough 16 miles



A SPACIOUS, DETACHED 3 BEDROOM HOUSE SITUATED ON A LARGE GARDEN SITE IN THE CENTRE OF THIS POPULAR VILLAGE. THERE ARE VIEWS OVER THE BAY FROM THE UPPER FLOOR AND ALTHOUGH IN NEED OF SOME UPGRADING THIS DISTINCTIVE HOUSE OFFERS A FANTASTIC OPPORTUNITY TO PURCHASE A FOREVER HOME

Ground Floor: Entrance Hallway, W.C, Lounge, Breakfast Room, Kitchen, Rear Porch/Utility.

1st Floor: Landing, Bathroom 3 Double Bedrooms, Shower Room

Attached Garage

Outside: Large Gardens to Front & Rear.

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PARTICULARS OF SALE

Situated at the top of this most popular of coastal villages, Lancecliffe House is a distinctive post war house which occupies a large plot that is nicely set back off Mount Pleasant South. It affords a delightful south-easterly aspect with views over the bay from the upper windows with the accommodation offering spacious living with 2 reception rooms, 3 double bedrooms and a shower room as well as a house bathroom. Although in need of some upgrading modernisation to bring it up to modern day standards, the house does, nevertheless, have the benefit of gas central heating and double glazing throughout.

It is, however, the beautiful space there garden offers that makes the house stand out. The southerly aspect allows for virtual all day sun, allowing plants and the lawn to flourish, whilst the space allows for further extension of the house if required, or the creation of further parking if so desired.

All in all, a truly wonderful house, that should be viewed to be fully appreciated.

From the front of the property an open porch gives access to the uPVC entrance door which opens into a large attractive entrance hallway off which there is a W.C and built in cloaks cupboard. Stairs (with under-stairs cupboard) rise up to a 1st floor whilst panel doors opening into ...



Lounge - A light and spacious room with large bay window, which has double doors out to the garden, focal fireplace and further small windows to the side and rear.



Breakfast/Sitting Room – A nicely proportioned room with focal gas fireplace in a wood surround. There is large window to the front overlooking the garden, built-in storage cupboard and door to the kitchen.



Kitchen – Having fitted pine base units with laminated working surfaces, tiled splash-backs and matching wall cupboards over. There is an inset stainless steel sink unit and space for a gas cooker. A door from here leads into the...

Utility – Joining the house to the garage, this irregular shaped room has doors to both front and rear, with plumbing for an automatic washing machine and space for drier and fridge freezer. The gas central heating boiler is situated here.

1st Floor

Steps rise to the first floor where there light open landing area, with fitted cupboard and large walk-in airing cupboard. Doors open to the bedrooms, bathroom and separate shower room.

Shower room – With walk-in cubicle, heated towel rail and w.c

Double Bedroom – A light spacious room with windows to the side and front, affording lovely views over the village to the bay and Ravenscar beyond.



Bedroom – A small double room/large single with window to the front, again affording views over the bay to Ravenscar.

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



Double Bedroom – Again a light and airy room with windows to the side and front, again with sea views. There is a small recessed cupboard to the rear of the room.



Bathroom – With window to the front, coloured suite comprising bath with mixer tap/shower and pedestal hand basin. There is tiling to the walls and built-in cupboard

Outside

Lancecliffe House is set back from Mount Pleasant South, set behind a low brick wall with driveway down the house and garage. The front garden is largely gravelled with some mature trees and shrubs

Attached Garage – with up and over door, electric supplied and courtesy door to the rear.



The house sits in large gardens which are largely set to lawn with mature shrubs and trees, including fruit trees.

Within the grounds there is a summer house and greenhouse, both of which are included in the sale. To the bottom of the garden is a large flatter area which has previously been used as a productive vegetable patch but in recent years has been allowed to revert to grass.

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: Robin Hoods Bay is clearly signed from the A171 road between Whitby and Scarborough. From Whitby, turn off at Hawsker and follow the road down towards the village. As you descend into the upper village turn left after the Grosvenor Public House onto Mount Pleasant South and Lancecliffe House is situated at the end of the road up on the right hand side.

Services: The property is connected to mains water, gas and electricity supplies, and to mains sewerage. The gas central boiler is in the utility.

Local Taxation: The house is band ‘E’. North Yorkshire Council. Tel 01723 232323.

Tenure: Freehold

Post Code: YO22 4RQ

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.





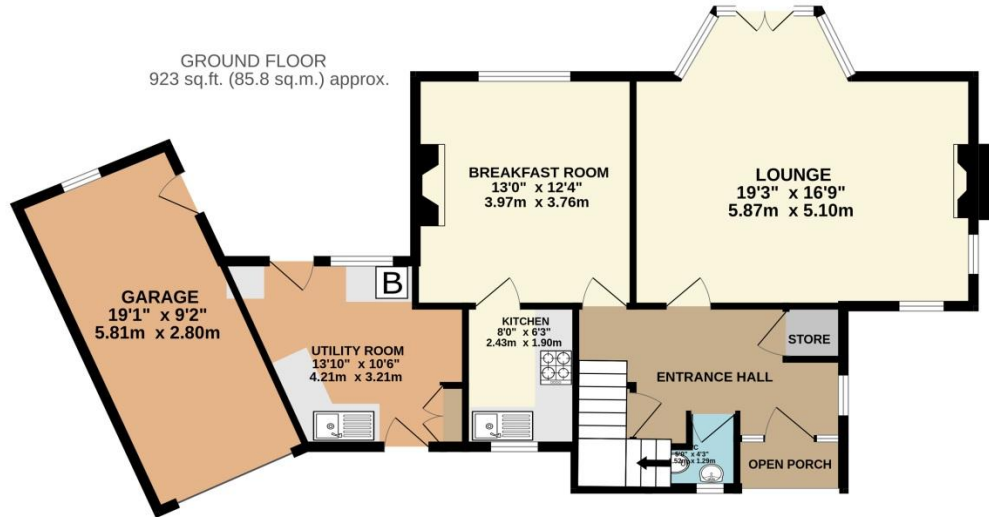
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TOTAL FLOOR AREA : 1540 sq.ft. (143.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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