



RICHARDSON & SMITH

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GREENWAYS, BUTT LANE, ROBIN HOODS BAY

Robin Hoods Bay 1 mile

*Whitby 5 miles
(Distances are approximate)*

Scarborough 18 miles



A 2 BEDROOM DORMER BUNGALOW SET IN AN ENVIABLE POSITION ON THE HILLSIDE ABOVE ROBIN HOODS BAY WITH FINE, LONG VIEWS OVER THE SURROUNDING COUNTRYSIDE, ALONG THE COAST AND UP TO THE MOORS.

Accommodation:

Hallway, Lounge, Conservatory, Dining Kitchen, Double Bedroom, House Shower Room.

1st Floor: Master bedroom with Ensuite Shower Room.

Outside: Double Garage, Driveway. Landscaped Gardens.

Guide Price: £420,000

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PARTICULARS OF SALE

Greenways is a modestly proportioned, 2 bedroom dormer bungalow, but it has a splendid position set on the hillside above Robin Hood's Bay, enjoying fabulous, long views over the village and out to sea, along the coast towards Ravenscar and over the surrounding countryside up to the moors.

The house is simply presented and is perhaps ripe for some modernisation, but it has been well loved and maintained and remains a very comfortable home.

Approached from the rear, off the driveway, an entrance door opens into a **Hallway**: from where doors open to ...



Lounge: A nicely proportioned space with a traditional fireplace which now has an electric fire, the lounge has 2 windows to the side facing west and a sliding patio style door opening through to a conservatory on the southern elevation. A further door opens to stairs leading to the first floor.



Conservatory: An aluminium framed conservatory on the south side of the property with a tiled floor. There are sliding patio doors on the south side to open it up in hot weather and a door opens to the side onto steps down into the garden.

Dining Kitchen: A good-sized room with a bay window to the side and a further window facing onto the driveway to the rear with plenty of room for a table and four chairs. The kitchen has a simple suite of units with laminate worktops and includes an integral oven, gas hob and cooker hood plus a stainless-steel sink. There are positions for an automatic washing machine and a slimline dishwasher. The Worcester gas combi central heating boiler lies in a recessed cupboard.



Bedroom 2: A generous double bedroom with windows to the front enjoying views plus a further window to the side.



Shower Room: fitted with a modern white suite comprising an oversized easy access shower cubicle with a thermostatic fitting, a low flush WC and pedestal wash basin. Window to the rear, extractor fan, heated towel rail.



1st Floor From the lounge, a door opens to a lobby with a window to the front and a steep flight of stairs rising to the master bedroom suite:

Master Bedroom: A large open plan L-shaped room lying within the pitch of the roof which includes a broad, south facing dormer window giving the best views in the house. A hatch opens to an eaves storage void at the rear. A connecting door opens through to ...



Shower Room: with a pale grey suite, the shower room has a Velux rooflight to the front and includes a low flush WC, a basin set into a vanity unit and a glazed shower cubicle. A hatch gives access to a front eaves storage void.



Outside From the track, a hand gate opens onto steps down to the rear of the house and a driveway separately sweeps down to a tarmacked turning area off which lies ...

Garage: a double garage with a door and window to the side and a remote-control motorized door to the front. The garage has electric light and power, water and drainage.

Paths lead down either side of the house to the main gardens which are at the front, south facing, side of the property. The garden is mainly laid to lawn with a number of shrubs and includes a patio and a base for a summerhouse.



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 head south on the A171, turning left in High Hawsker onto the B1447 towards Robin Hoods Bay, As you start to descend towards the village, just after the old church, you will find the track known as Butt Lane on your right hand side. Greenways lies at the entrance to the track on your right. See also location plans, etc.



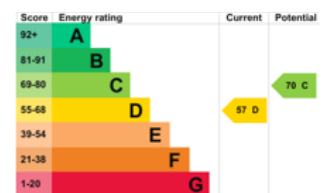
Services: It is understood that the property is connected to mains water, gas, drainage and electricity. The central heating runs from a gas fuelled central heating boiler positioned in the kitchen.

Council Tax Banding: The property is assessed as band D for council tax. The amount payable for 2026-7 is £2,418. North Yorkshire Council. Tel: 01723 232323.

Planning: The property falls within the North York Moors National Park. Tel: 01439 770657. The property is not a listed building and does not lie within a designated Conservation Area.

Tenure: Freehold.

Post Code: YO22 4PF



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.



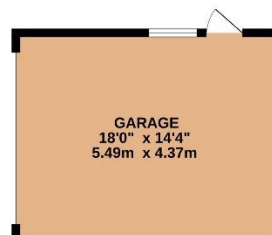
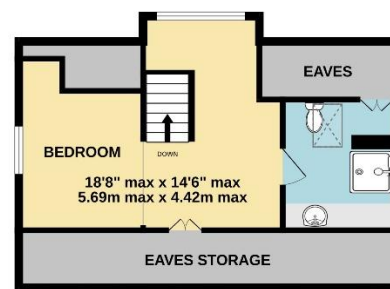
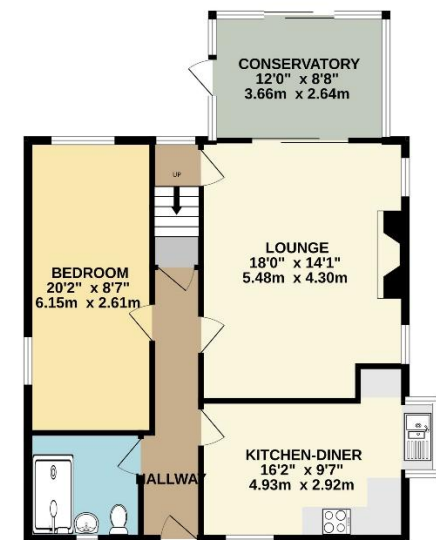
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Measurements are approximate. Not to scale. Illustrative purposes only.
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