

# RICHARDSON & SMITH

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## “CLARKIA” SUNNY PLACE, ROBIN HOODS BAY WHITBY

Whitby approx. 6 m

Scarborough 16m



A delightful, if somewhat quirky, 1 bedroom grade ii listed cottage set down a quiet yard in the heart of this famous and popular coastal village. A short walk from slipway, beach and other amenities this much-loved cottage is the ideal holiday getaway.

### Accommodation:

Open Plan Sitting Room & Kitchen. Separate External Shower Room, First Floor Bedroom

**GUIDE PRICE: £199,950**

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## PARTICULARS OF SALE.

Hidden away down a quiet yard in the centre of this popular village, Clarkia is a delightful and much-loved cottage which is offered to the market for the first time in over 30 years. Grade II listed and believed to have been converted many years ago from a former 18<sup>th</sup> century wash house, Clarkia is definitely on the quirky side and is full of character. A steep winding staircase, exposed beams and even the outside shower and high flush toilet add to the charm of the place and make it ideal for that escape from the madness of modern-day life. Only a short walk from the shops, pubs and beach of the old village if looking for something a different this could be just what you want.

The glass entrance door opens into ...

**Open Plan Lounge Kitchen:** Split into two parts windows to the side, exposed beams and focal position for an electric fire in the sitting area whilst the kitchen area has a range of mid Oak fronted units with laminated working surfaces, inset stainless steel sink unit, ceramic hob and splash-backs. There is an integral fridge within the units. In the corner of the room is a door to the tight winding staircase to the 1<sup>st</sup> floor bedroom.



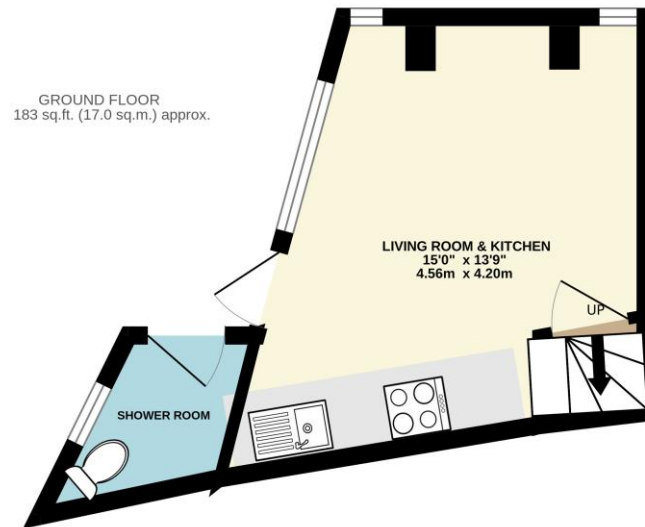
**Bedroom:** With large dormer window, small store cupboard and hand basin.



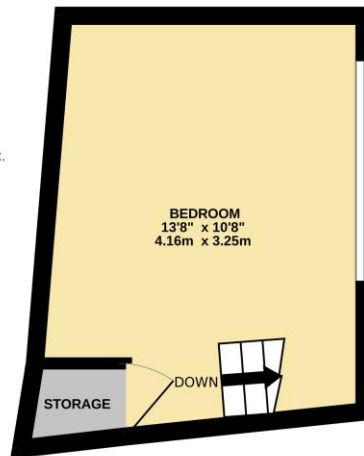
## Outside

**External Shower Room:** Accessed from the yard, the shower room is fully tiled with electric shower and high flush w.c.

There is a forecourt area in front of the cottage which although not the property of the cottage is used by the vendors and is a delight sun trap, ideal to enjoy a sunny day.

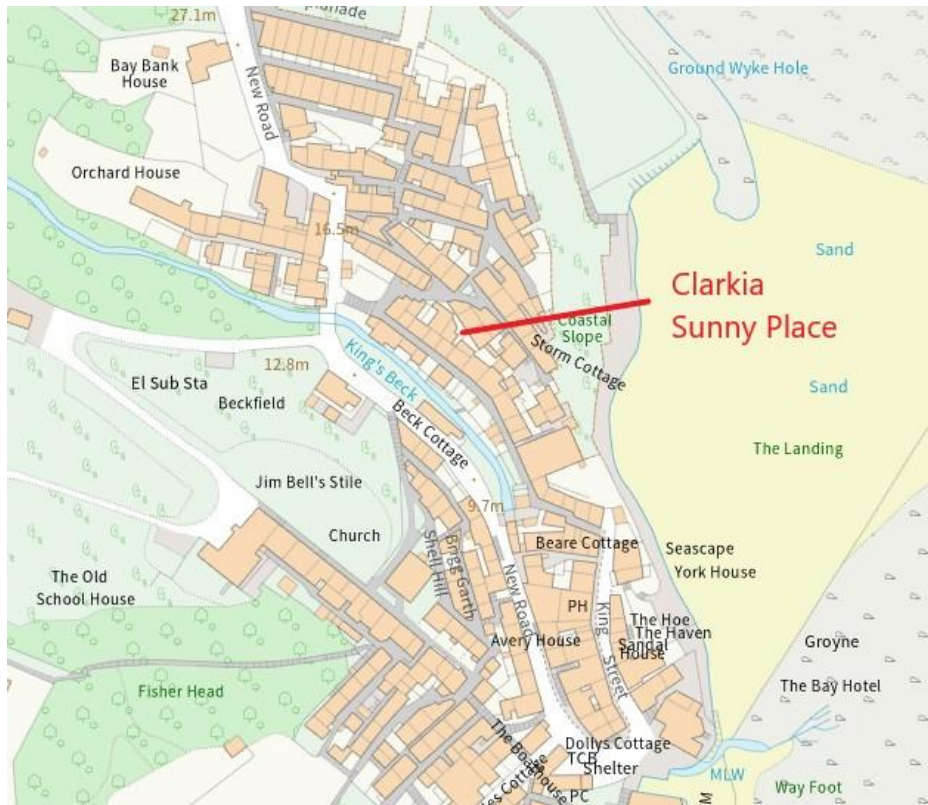


1ST FLOOR  
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 321 sq.ft. (29.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**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 the car park at the top of the bank in Robin Hoods Bay, descend down the bank to the old part of the village. Follow the road around the corner, passing the shops on the right and the Laurel Public House on the left. Before the bridge bear left onto Chapel Street, after a few short steps then bear left again up the hill towards Sunny Place. Follow the row around to the right, through the narrow ginnel marked Peacock Row and Clarkia is on the right-hand side.

**What3words:** juicy.later.shuttered

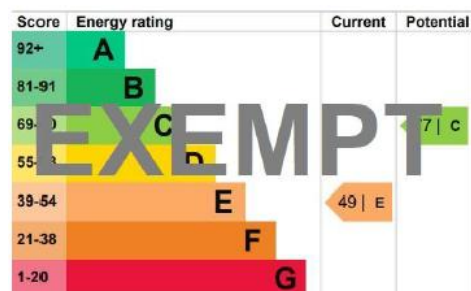
**Tenure:** Freehold

**Special Notes:** Furniture to be included in the sale

**Services:** The property is connected to mains water, electricity and drainage.

**Council Tax Banding:** A. North Yorkshire Council Tel 01723 232 323.

**Post Code:** YO22 4SA



**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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