



RICHARDSON & SMITH

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Estate Agents

4 HOLLINS COTTAGES GROSMONT, ESKDALESIDE

Grosmont approximately 1/2 mile

Whitby approximately 5 miles



**A DELIGHTFUL & SPACIOUS 2 BEDROOM, MID-TERRACE COTTAGE ENJOYING
SPLENDID VIEWS ACROSS GROSMONT AND ALONG THE ESK VALLEY.
WITH SEPARATE LEVEL GARDEN, LARGE GARAGE/WORKSHOP THIS IS THE
IDEAL COUNTRY GETAWAY IN THE HEART OF THE NYMNP**

Accommodation:

Entrance Lobby, Lounge, Kitchen Diner.

First Floor: Landing, 2 Double Bedrooms, Bathroom.

Garden to Side, Garage/Workshop, 2 Small Outbuildings

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PARTICULARS OF SALE

Situated just outside the popular village Grosmont, which is in the heart of the North York Moors National Park and boasts the amenities of a shop and a pub and of course the world famous North York Moors Steam Railway, 4 Hollins Cottages is the most delightful property. Well placed for access to the countryside, this stone, iron ore miners cottages dates from the 1840's and is likely to attract interest as either a first or second home.

With plenty of charm and character, including exposed beams and the original Yorkshire range, the cottage has generous, well-proportioned accommodation, modern uPVC double glazing throughout, a warming multi-fuel stove and much more besides, including a level garden and garage/workshop.

Early viewing is highly recommended.

Approached from the front, steps lead up to the uPVC half-glazed front door which opens into...

Entrance Lobby: With stairs to first floor and a door opening into...



Lounge: To the front, with open beamed ceiling, window which affords gorgeous views over the valley, and multi-fuel stove set within a stone fireplace with wood over-mantel. There is an under-stairs cupboard and wall lights fitted. There is an open arch to the dining kitchen.



Dining Kitchen: Of generous proportions to the rear of the cottage, having a range of modern base units with laminated working surfaces and splash-backs, wall cupboards, stainless steel sink units and built-in electric oven, microwave, electric hob and stainless steel extractor over and a fridge freezer.

A feature of the kitchen is the magnificent large Yorkshire range (not functioning, can be restored) to one wall and the open beams to the ceiling. There is a door to the rear.

First Floor:

From the entrance lobby, a staircase rises to a landing with panelled doors opening to...

Double Bedroom: To the front of the house, there an uPVC double glazed window which enjoys stunning views over the valley. Built-in wardrobe.



Twin Bedroom: To the rear, with views looking across gardens to woods beyond. Within in the rooms is the airing cupboard which houses the hot water cylinder



Bathroom: With panel bath, separate electric shower cubicle, W.C and pedestal hand basin. Tiling to the walls

Externally

To the front of the property there is small a paved patio for enjoying stunning views over the valley.



To the rear of the cottages is an access path for all the cottages and which gives access to the delightful cottage garden which is situated to the side of the terrace and which is level and is set to lawn with flower borders and fruit trees behind a hawthorne hedge. To the side of the garden is a row of small outhouses, No 4 having 2 which are used as storage and a fuel store



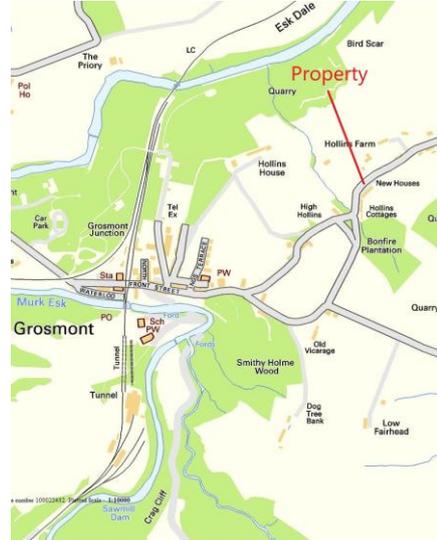
Beyond the garden is a **detached garage/workshop (16'9 x 13')** which has an electric roller door to the road and courtesy door to the side into the garden.



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.

Services: The house is connected to mains water, electricity, and drainage. The cottage benefits from solid fuel central heating which runs off the multi-fuel stove in the lounge.



Directions: From Whitby take to the A171 moor road out of town towards Guisborough turning left at the roundabout onto the A169 Pickering Road. Go through Sleights village before turning right onto the Eskdaleside-Grosmont road. Take this road and before dropping down the hill into Grosmont, Hollins Cottages sits on an elevated position on the left.

What3Words: quits.clincher.splashes

Tenure: Freehold.

Council Tax Banding: Band 'C'. North Yorkshire Council. Tel 0300 1312131.

Post Code: YO22 5PW

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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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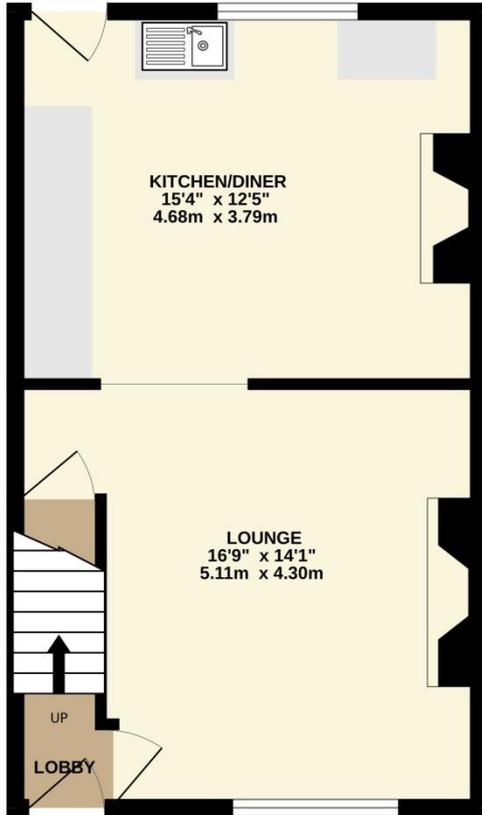
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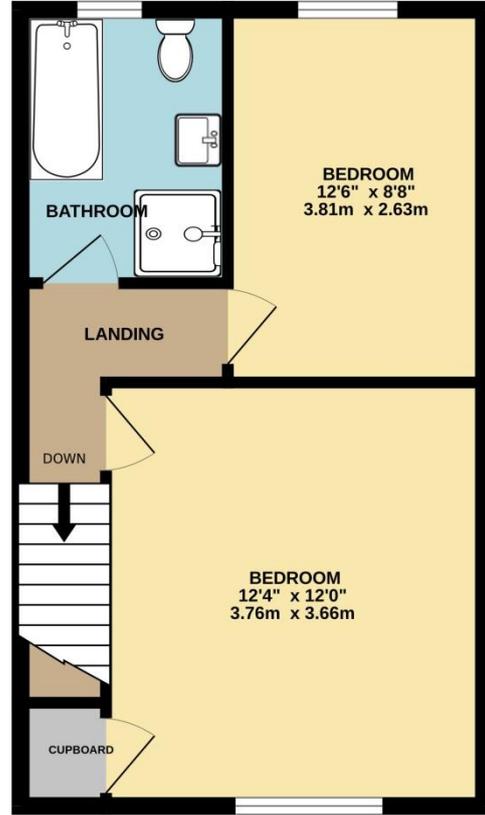
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GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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