



# RICHARDSON & SMITH

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## CRANESBILL COTTAGE, PRIMROSE BANK THE VALLEY, SANDSEND

*Sandsend Village*

*Whitby (centre) 2½ miles*



**A LUXURIOUS 3 BEDROOM MODERN STONE-BUILT HOUSE SET IN AN ELEVATED POSITION OVERLOOKING THE PICTURESQUE VALLEY IN THE IDYLIC COASTAL VILLAGE OF SANDSEND. WITH ITS LONG SANDY BEACH AND LYING CLOSE TO TOWN, SANDSEND IS EVER-POPULAR WITH RESIDENTS AND VISITORS ALIKE. BEAUTIFULLY PRESENTED, THIS COTTAGE HAS A SUNNY SOUTH FACING ASPECT AND PRIVATE PARKING, IT IS SET AWAY FROM THE MAIN ROAD, BUT STILL JUST A SHORT WALK FROM THE BEACH AND OTHER VILLAGE AMENITIES.**

### Accommodation

Ground Floor: Living Room with Sitting and Dining Areas, Kitchen.

1<sup>st</sup> Floor: Lobby, Landing, Master Bedroom with Ensuite, 2 Further Bedrooms, House Shower Room.

Paved patio to front, paved forecourt to rear. 2 allocated parking spaces. Outside store.

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## PARTICULARS OF SALE

Cranesbill is a superior, modern cottage occupying an elevated, south-facing position within The Valley area of Sandsend around 250m from the beach. A private holiday home, sleeping up to 6 people, with 2 private parking spaces just yards away from the house – a rare prospect in this exclusive location.



Built in around 2011 by Mulgrave Properties on the site of a former hotel, Cranesbill is one of larger of 9 houses designed and built to fit into the Conservation Area of The Valley. Constructed to a superb finish with stone walls, pantile roofs and handmade brick chimneys plus small pane wooden framed windows, including a long window on the stairs, something of a nod to Whitby's famous bottle windows.

Internally the property is attractively presented with simple, crisp décor and good quality fixtures and fittings and appliances. The house has a gas fueled boiler feeding underfloor heating throughout, plus a gas fueled stove to make the living room cosy, year-round, with lots of insulation to offer high standards of thermal efficiency. The blend of modern efficiency and practicality combined with a high-quality traditional style finish is just right.

The cottage has two half glazed entrance doors, flanked by windows, facing onto the paved terrace at the front of the house, one of these leads into the kitchen and the other opens into ...



The large L-shaped living room has separate areas for seating and dining and an open stair rising off with storage beneath. The sitting area has a broad stone fireplace with gas stove in the style of a log burner and polished wooden flooring. The dining area lies towards the back of the room where a glazed internal door connects through to ...



The kitchen has been upgraded by the owners and offers something a little more contemporary than the other cottages in the development with gloss cabinets under quartz worktops with an inset sink and all the usual appliances concealed, including the gas central heating boiler.



The staircase rises from the living room to a landing with doors to all the bedrooms and to the house shower room, plus a door opening onto a lobby with an external door to the rear.



The master bedroom is a spacious double room with a broad window overlooking the front and built-in wardrobes. A connecting door leads through to a private en-suite shower room.



The second bedroom is a twin room which also has views to the front and built-in wardrobes. The third bedroom faces to the rear and also has built-in wardrobes. It is a good-sized single room, which would be ideal for bunk beds, but is currently presented with a small double.



The house shower room has a low-level WC, hand-basin with vanity storage beneath and large doorless shower cubicle with thermostatic shower fitment.

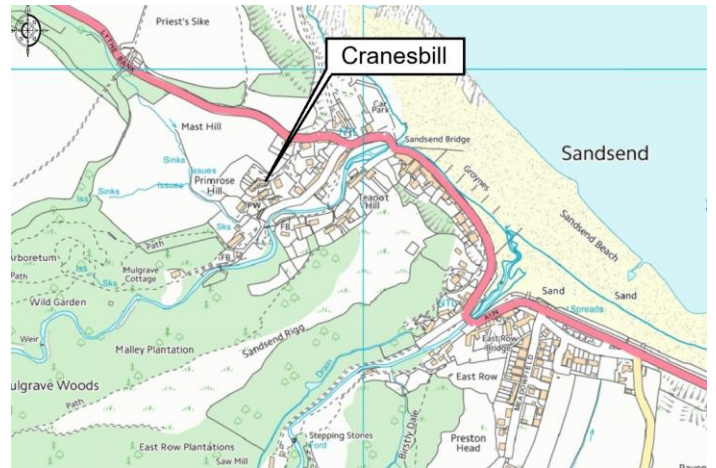
**Outside**

To the front, the property sits behind a low stone wall with wooden gate and large paved terrace seating area, ideal for for entertaining.

To the rear, there is a narrow, paved forecourt, bounded by stone walls, with access from the car park to the 1<sup>st</sup> floor lobby. There are two allocated parking spaces in the parking area to the rear of the properties, where there is also a communal bin store plus private allocated stores within the same building.

**GENERAL REMARKS AND 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 making an appointment to view this property.



**Directions:** From Whitby head out of town on the A174 coast road into Sandsend. Proceed over the 2 bridges across the becks and rising up Lythe Bank, take the second turning on your left into The Valley. Follow this track along to the car parking area at the end. See location plan attached.

**Services:** The property is understood to be connected to mains water, gas, electricity and drainage. The property has a gas boiler and underfloor heating.

**Council Tax Banding:** ‘D’.  
North Yorkshire Council.  
Tel 01723 232323

**Post Code:** YO21 3TE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTICE**

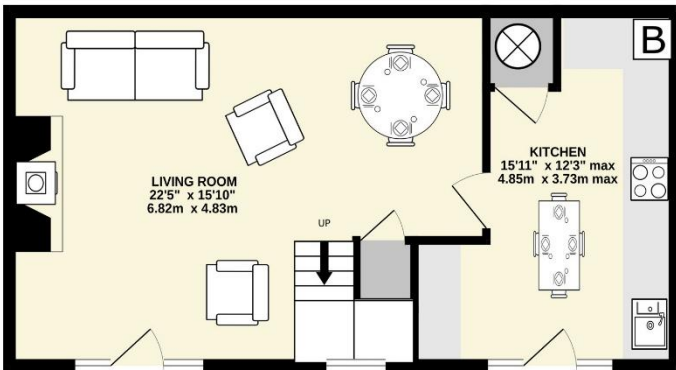
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.





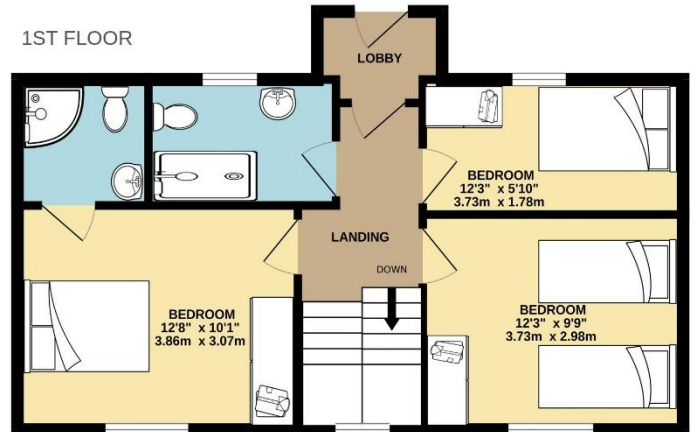


### GROUND FLOOR



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

### 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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