



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

CROSS KELD, WHITBY ROAD ROBIN HOODS BAY

Robin Hoods Bay ¼ mile

Whitby 5 miles
(Distances are approximate)

Scarborough 18 miles



THIS DETACHED COTTAGE STANDS IN AN ENVIABLE POSITION ABOVE ROBIN HOODS BAY ENJOYING WONDERFUL VIEWS ACROSS THE VILLAGE TOWARDS RAVENSCAR AND TO THE MOORS. BEAUTIFULLY PRESENTED, THIS 3 DOUBLE BEDROOM HOME IS FULL OF CHARM AND CHARACTER.

Accommodation:

Entrance Porch, Kitchen - Dining Room, Lounge, Rear Passage, WC Cloakroom. External Laundry.

1st Floor: Landing, 2x Double Bedrooms, Shower Room, Separate WC.

2nd Floor: Study/Landing, WC Cloakroom, 3rd Double Bedroom.

Externally: Parking area, Gardens to front and side, Driveway and Garage to Rear. Potting Shed.

Offers in the region of £575,000

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk



PARTICULARS OF SALE

This charming 3 bedroom detached country cottage offers some exquisite views over the sea at Robin Hoods Bay to the cliffs at Ravenscar and the moors. The cottage offers characterful 3 bedroom accommodation with a study, as well. A large, well stocked garden with a variety of fruit trees, soft fruit bushes and flowers as well as a small pond with visiting frogs, all go to make this, in our opinion, the complete cottage package.

Approached from the parking area, steps lead to the side garden through to the front garden and the half glazed traditional timber framed front door opens into...



Entrance Porch: The entrance porch is half glazed with double glazed windows, has a wood floor and from here a bi-folding door leads into ...



Kitchen Dining Room: The wall between the kitchen and dining room has been removed to leave a huge cooking and entertaining space having windows to both the front and rear including a wide, bay window projecting into the front garden.



The kitchen has been refitted with a splendid range of bespoke oak cabinets set under granite worktops including a huge island and an electric Aga. It also includes an electric oven and hob for summer cooking and all the usual concealed appliances and inset Belfast style sink. The finishing touches are very well judged making this one of the nicest takes on a farmhouse kitchen that this agent has come across in many years. Polished oak and vinyl flooring.

From the dining area, an archway with a short flight of steps leads up into the Lounge and at the rear of the kitchen a door opens into ...

Rear Porch: The L-shaped glazed rear porch has doors out to the garage and driveway at the rear and to the main garden at the side. There is also a door to a ground floor WC - ideal if you have to come in from the garden which also houses the gas boiler.

Laundry: Accessed externally, lying just outside the side door, the laundry cupboard houses the washing machine and tumble dryer.



Lounge: With a log burning stove, this vaulted room has two windows to the front looking down onto the Bay and a high window set in the gable. Parquet flooring and exposed beams and stonework. Shallow recessed store cupboard. There is also 2 electric radiators.

First Floor

From the kitchen, a door opens onto an enclosed, cottage staircase rising to the first floor landing. Doors open to



Bedroom 1: The master bedroom has a uPVC double glazed window to the front aspect with views across Robin Hood's Bay to Ravenscar and the moors. Wardrobes are built into the recesses to either side of the chimney breast and exposed beams add to the character.



Bedroom 3: The smallest of the bedrooms has a uPVC double glazed window to the front providing fantastic views to Ravenscar and also has exposed beams.



Shower Room: Formerly a bathroom which has been upgraded with a modern oversized shower cubicle, there is a basin set in a vanity unit and a window to the rear.

Separate WC: A loo with a view! The high flush WC suite on this level has double glazed windows to front and side giving it the most marvellous views!

Second Floor

The staircase from the first floor landing rises directly up to ...



Study/ Landing: This well-proportioned landing area has uPVC double glazed window to the gable end and a dormer window, with views over the to the sea. A door opens to a partitioned WC with wash hand basin and hatches open to eaves storage voids. A second door opens into ...



Bedroom 2: The second bedroom has a uPVC window to the side and a small dormer window offering views over the Bay. Hatches open to front and rear eaves storage areas.

Externally

The property has gardens to the front and side and a driveway and garage at the rear, accessed over a shared driveway at the side, plus a further parking area at the front off a track.

To the front of the cottage lies a gorgeous cottage style garden with a wealth of colour and texture, a small pond and patio seating area with views down towards the village. This is all bounded from the road by a picket wooden fence.



To the rear there is an area of stone paved driveway parking with a lovely timber framed single garage with door, plus further door to the side, electric light and power plus storage in the roof. There is also a second brick-built tool shed alongside the driveway. This area has access via a right of way over the shared driveway at the side of the house.



The main garden lies on the east side of the cottage and is mainly laid to lawn with well stocked beds and borders housing a wide range of mature trees and shrubs. There are a variety of fruit trees and bushes, a paved patio area and a timber potting shed with views down the garden and across the Bay.



The lowest section of the side garden forms a block paved parking area for a couple of cars and offers space to store the various wheelie bins.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agents prior to travelling or making an appointment to view this property



Directions: From Whitby, head out of town on the road towards Scarborough (A171) until you reach the village of Hawsker. Here, take the left hand turn where signposted to Robin Hoods Bay. Follow this road down past the old church and continue down to the next corner, where the road bends round to the right and Cross Keld lies on your left hand side.

Services: The property is connected to mains water, electricity and gas. Drainage runs to a private septic tank. The property is heated by the gas fired combi boiler and the Aga in the kitchen is electric.

Council Tax: Band 'F' £2,397.60 payable for 2026-27 (verbal enquiry only). North Yorkshire Council. Tel: 01723 232323.

Planning Authority: North York Moors National Park. Tel: 01439 770657.

Postal Code: YO22 4PE

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

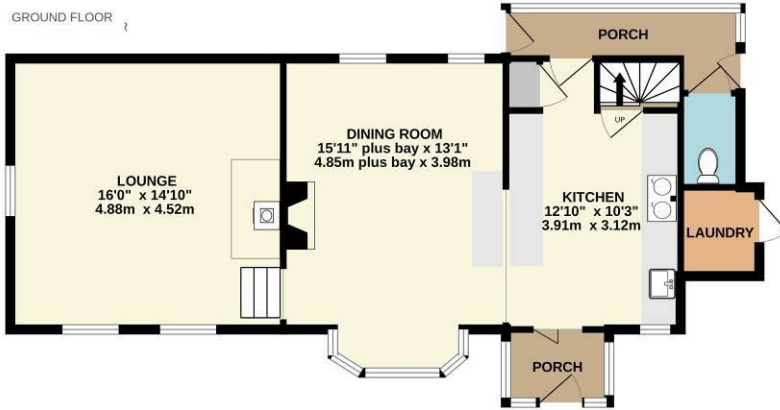
IMPORTANT NOTICE

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.

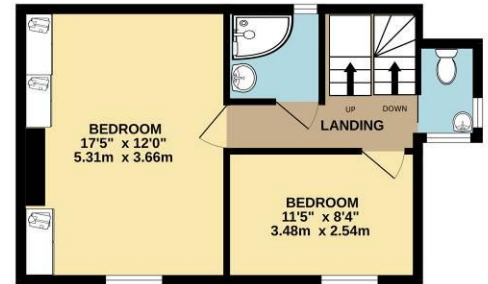




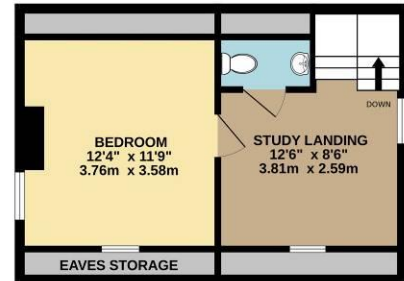
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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