



RICHARDSON & SMITH

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THE COTTAGE NEAR THE GREEN, RUNSWICK BAY

Whitby 9 miles

Saltburn 11 miles

Distances are Approximate



AN UPGRADED, COSY, 2 BEDROOM COTTAGE SITUATED IN THIS PICTURESQUE OLD FISHING VILLAGE ON THE COAST OF THE NORTH YORK MOORS NATIONAL PARK. FROM THE TOP BEDROOM THERE ARE VIEWS OVER THE BAY

Accommodation:

Ground Floor: Living Room including Kitchen. 1st Floor: Double Bedroom, House Bathroom.

2nd floor: Attic Bedroom.

Offers in the Region of £425,000

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PARTICULARS OF SALE

Set amongst the winding alleyways of the lower village of Runswick Bay, The Cottage near the Green is a traditional stone and pantile cottage that has been attractively modernised and updated and has views over the Bay from the top floor.

From the alleyway running across the front of the cottage, the half-glazed entrance door panelled entrance door opens directly into



Living Room including Kitchen: An open plan reception room with a fitted kitchen along the rear wall and a staircase rising to the first floor. The focal point of the room is a stone fireplace with a cream coloured Charwood multifuel stove. The kitchen includes a oven, hob and a concealed fridge. Beamed ceiling. Window to the front with seat, 2x windows to the side and window to the rear with extractor fan.



First Floor

The staircase rises to a small landing with a window to the rear and a door opening into the master bedroom as well as a sliding door opening into ...



Bathroom: The bathroom has a simple white suite comprising a panel bath, a wash hand basin and a low flush WC. A small window faces to the side and there are 2small built-in cupboards.



Bedroom: A double bedroom with a recessed wardrobe over the stairs and 2 windows to the front with storage built into the window sills. A recessed cupboard lies in the gable and a further door opens onto stairs up to the loft bedroom.

Second Floor

From the master bedroom a door opens onto a concealed, steep, ladder style staircase rising up directly into:



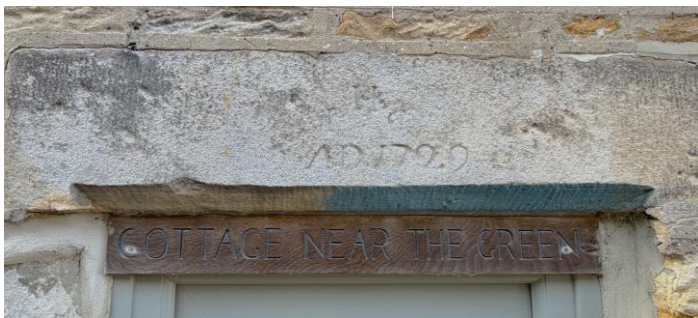
Bedroom 2: A loft bedroom with a small window in the gable end looking out to sea, and a broad, south-facing double glazed dormer window which offers views over the rooftops out to sea. The bedroom has restricted headroom with only 5'10 clearance in the ridge. An eaves storage cupboard runs along the back of the room, housing the water header tank.



Outside

The property has no private outdoor space, but there is enough room in the communal alleyway in front of the property to place a bench with a southerly aspect, without blocking the path.

Parking: There are residents' and visitor car parks in the village operated by North Yorkshire Council. Annual permits can be applied for at a modest annual charge.



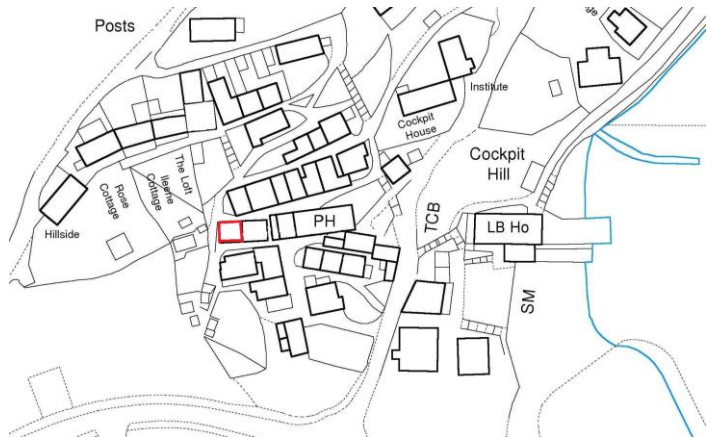
The property has a carved date stone over the lintel of the front door inscribed AD 1729, although it is uncertain as to whether this is original, or has been recycled..

GENERAL REMARKS AND STIPULATIONS

Viewing: 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 take the coast road (A173) north approx. 8½ miles, turning right where sign-posted to Runswick Bay. Turn right in the upper village and descend the bank into the old village where you must park. From the car park head into the village on foot. Take the alleyway that runs along the front of the pub and The Cottage near the Green lies at the end on the right. See also location plan.



Planning: The property lies within a designated Conservation Area in the North York Moors National Park. Tel 01439 770657.

Services: The cottage is connected to mains water, electricity and drainage. Heating is provided by electric storage and convector heaters.

Council Tax Banding: The property is band D for council tax with approx. £2418 for 2026-27. North Yorkshire Council - Tel 01723 232323.

Post Code: TS13 5HT

Tenure: Freehold

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

IMPORTANT NOTICE

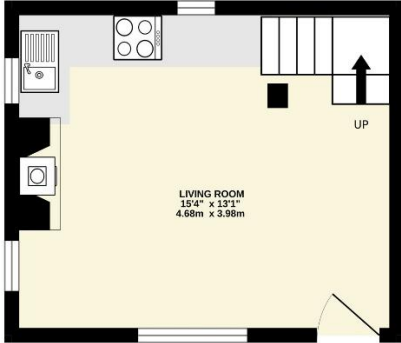
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any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



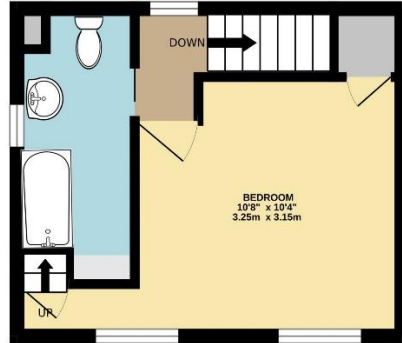
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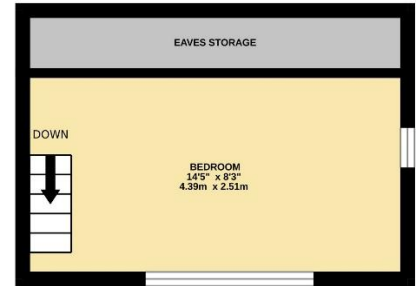
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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