



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

6 MARTIN'S ROW ROBIN HOODS BAY

Whitby approx. 6 miles

Scarborough approx. 16 miles



THIS QUIRKY STONE BUILT GRADE II LISTED 3 BEDROOM COTTAGE SITS JUST OFF BAY BANK, CLOSE TO THE LOWER VILLAGE AMENITIES AND A SHORT WALK FROM THE SLIPWAY AND BEACH. ALTHOUGH IN NEED OF SOME UPGRADING, THE COTTAGE HAS LOTS OF CHARACTER AND PERIOD FEATURES AND COULD MAKE A STUNNING HOLIDAY HOME OR INVESTMENT PROPERTY

Accommodation:

Ground: Lounge Diner, Kitchen; 1st Floor: Double Bedroom, Bathroom;
Second Floor: Two Bedrooms, Storage
Enclosed Yard with Shed

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PARTICULARS OF SALE

Situated half way down Bay Bank just behind The Laural Inn, 6 Martin's Row sits away from the crowds of the main streets and provides generous, if somewhat quirky accommodation, ideally situated to enjoy everything the village as to offer.

Believed to be built sometime in the mid-19th Century the cottage sits on a narrowing plot, which leads to its unusual shape but with its period features, it all adds to the charm of the place. The cottage does need some updating having been lived in for many years but is now ready for the next generation to take it forward.

With some outside space and a shed included in the sale the cottage without ticks a lot of boxes whether looking for house to live in, a second home or investment property.



From the communal pathway at the rear, a painted wood entrance door opens into the ground floor sitting room. Formerly two rooms, this is a spacious room with access into the kitchen and to the rear yard.

There is a period style open fireplace at one end with panelled shelving to the alcoves with 2 16 pane sash windows to the front elevation allowing the light to flood in. An open staircase rises from the room to the first floor.

An open doorway gives access from the sitting room to the kitchen.



The kitchen has been created in the former wash house to the cottage. An unusual shape there is a range of basic wooden base units with Beech working surfaces and matching wall cupboards, tiled splashbacks and an inset stainless steel sink unit. There is a sash window to the front, open beams and the gas central heating boiler is situated in this room.

1st Floor



Opening from a narrow landing the main bedroom overlooks the front yard and again is formerly two rooms. There is a period cast fireplace and second door to the landing

The bathroom again has been built within the former wash house and is of an unusual shape. It has a white suite including an panel bath with electric shower over, WC, and hand basin. There is tiling to the walls and sash windows to the front.





2nd Floor

Again a staircase rises to a narrow landing off which there is eaves storage and to a single bedroom with dormer window which looks over roof tops and the village to Fisherhead. Having built-in bed and radiator.



There is a second double room, again having a a dormer window looking to the from. From this room an opening gives access to a small storage room.



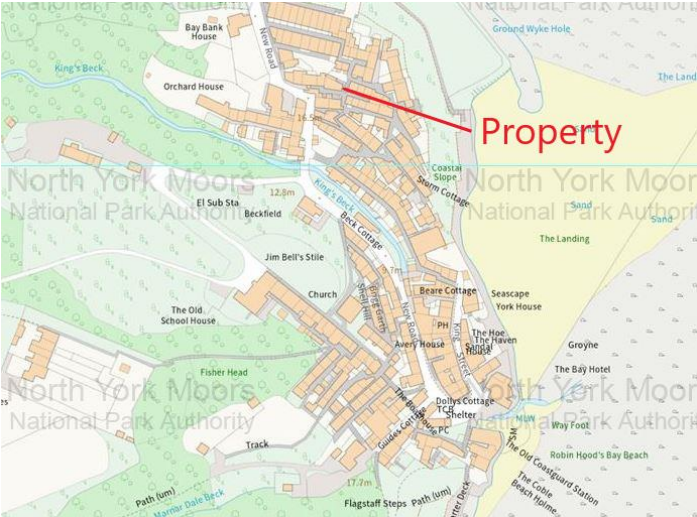
Outside

There is small yard to the rear of the property with small shed, coal bunker and steps a small patio area which a good-sized wooden shed is positioned. There is gated access to the side of the building.

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 Whitby, head out on the A171 towards Scarborough. Turn left onto the B1447 at Hawsker where signed to Robin Hoods Bay. We would advise parking in either of the public car parks and walking down the bank. Martin's Row is towards the bottom of the bank on the left with No 6 through the arch to the left of The Laural and is on the left hand side. See also location plan.



Planning: The property lies within a designated conservation area with this National Park village. The property is Grade II listed. North York Moors National Park. Tel: 01439 770657.

Tenure: The property is held freehold. Vacant possession will be provided on completion.

Services: The property is understood to be connected to mains water, electricity, gas and sewerage. The gas boiler is situated in the kitchen

Business Rates / Council Tax: The property is in tax band "D" by North Yorkshire Council 0300 131 2131

EPC: Exempt as a listed building.

Post Code: YO22 4SD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	45 E	
21-38	F		
1-20	G		



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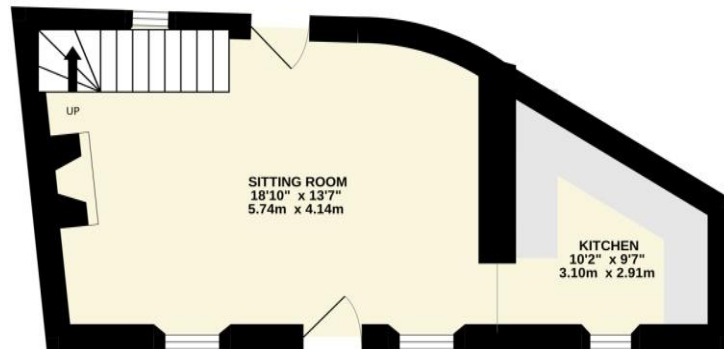
Chartered Surveyors

Auctioneers

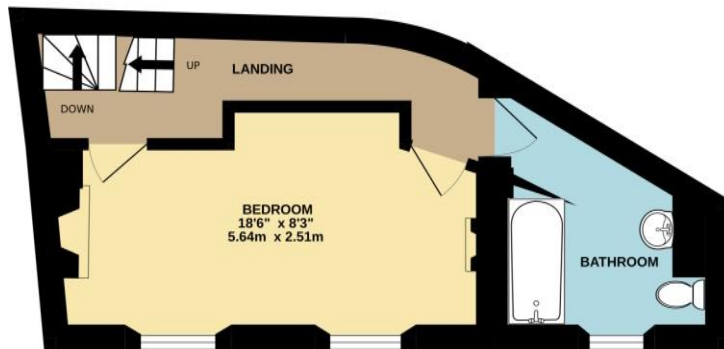
Valuers

Estate Agents

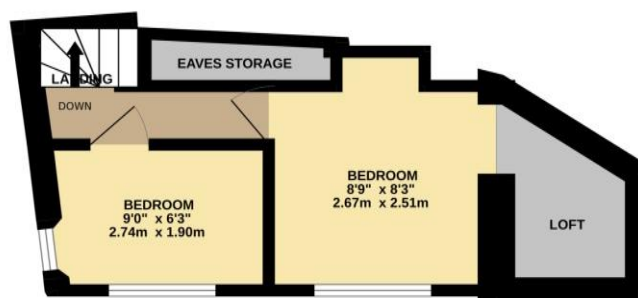
GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.