



## BINNACLE COTTAGE, RUNSWICK BAY

*Whitby 9 miles*

*Saltburn 11 miles*

*Distances are Approximate*



**A STONE COTTAGE LYING CLOSE TO THE BEACH IN THIS ATTRACTIVE OLD FISHING VILLAGE ON THE HERITAGE COASTLINE OF THE NORTH YORKS MOORS NATIONAL PARK. THIS IS ONE OF THE MORE COMPACT COTTAGES IN THE VILLAGE BUT IT HAS BEEN SUPERBLY UPDATED TO OFFER LUXURIOUS 1 BEDROOM ACCOMMODATION.**

Accommodation:

Ground Floor: Open plan ground floor room with Sitting and Kitchen areas.

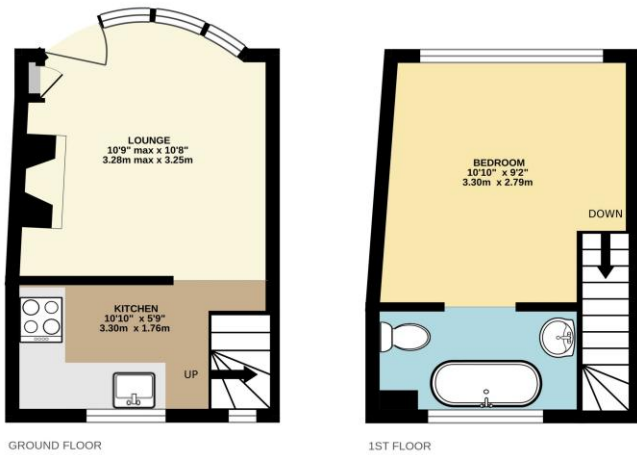
First Floor: open plan Double Bedroom with En-Plein Bathroom.

**Guide Price: £295,000**

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GROUND FLOOR

1ST FLOOR

### **PARTICULARS OF SALE**

Comprehensively refurbished and updated, Binnacle Cottage is a stunning compact stone cottage in the ever-popular, picturesque fishing village of Runswick Bay.

The property now makes a superb 1 bedroom bolthole retreat. It has been lovingly improved with all modern décor, fixtures and fittings, re-plumbed and re-wired. The property lies just yards from the beach and sea with views from the distinctive bay window across the front.

A glazed entrance door leads from the flag stoned alleyway at the front of the cottage into:



**Open Plan Living Room and Kitchen: 16'11 (into bay) x 10'10.** An open plan room with kitchen and sitting areas divided by a low partition. Laminate flooring and beamed ceilings.



**Sitting Area: 10'8 (into recess) x 10'9 (max into bay window)**  
The sitting room is cosy with panelled walls with a feature inglenook fireplace for the electric stove and shelves and a cupboard built into the adjacent recesses. The curved bay window across the entire front of the cottage lets in plenty of light and has a window seat from where you can see down the alleyway to the sea.



**Kitchen Area: 10'10 x 5'9 (including stairs)** A hand-made fitted kitchen in a pale painted finish with oak, wooden worktops and integrated fittings including a concealed refrigerator, a Belfast style ceramic sink, electric oven, hob and cooker hood. There is a small cupboard under the stairs, a beamed ceiling and 2 windows to the rear.

### **1st Floor**

A narrow stair leads up from the kitchen area directly into ...

**Open Plan Bedroom and Bathroom: 14'10 x 10'11 (overall)**  
Divided into two distinct areas for the bedroom and bathroom, separated by a wooden partition.



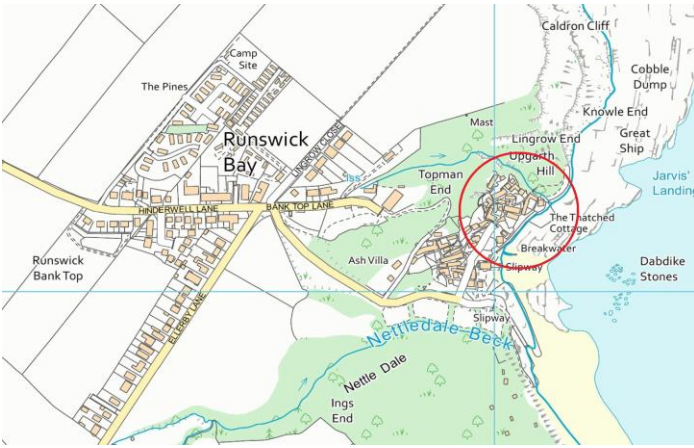
**Bedroom Area: 10'10 x 9'2** A double sized bedroom with a wide window across the front of the building, panelled walls and exposed beams.

**Bathroom Area: 9'0 x 4'8 (max)** Fitted with a modern suite of white fittings the bathroom is divided from the bedroom by a low wooden partition and has a wide window facing to the rear. The suite comprises a double ended bath with freestanding mixer bath filler and hand shower, basin set on a wash stand and a low flush WC with a concealed cistern lying behind the panelled wall. Inset spot lighting, extractor fan.

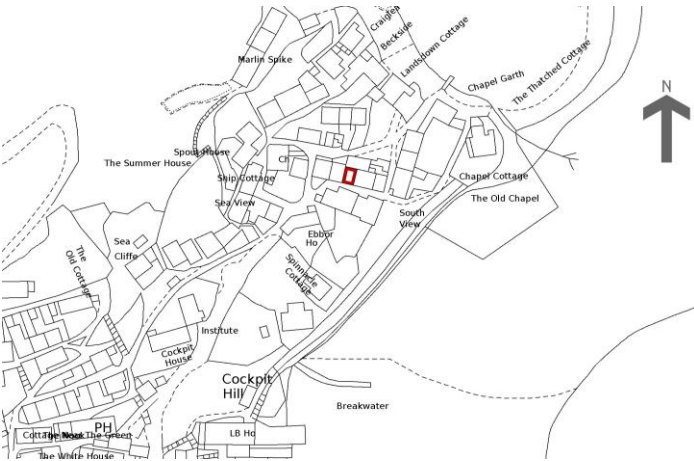


**GENERAL REMARKS AND STIPULATIONS**

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



**Directions:** From Whitby take the coast road (A174) 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 along the road to the end. Follow the path leading towards the lower part of the village staying to your right and descending some steps. Binnacle Cottage lies on your left after about 40 yards, with a distinctive bay window. See also location plan.



**Parking:** There are residents' and visitor car parks in the village. Permits are available from the Council.

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

**Services:** Mains water, electricity and drainage. Electric storage and convector heaters. Hot water comes from a pressurised hot water cylinder with immersion heater.



**Council Tax:** Band 'C' approx. £2,150 for 2025-26. North Yorkshire Council - Tel 01723 232323.

**Post Code:** TS13 5HU

**Tenure:** Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	41 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.*





# RICHARDSON & SMITH

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Estate Agents

