

RICHARDSON & SMITH

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BROOKSIDE COTTAGE, LEALHOLM

Whitby 10 miles

Guisborough 15 miles

Distances are approximate



A REFURBISHED, MODERNIZED AND EXTENDED 3 BEDROOM COTTAGE SET ON THE BANKS OF THE RIVER, IN THE HEART OF THIS POPULAR ESK VALLEY VILLAGE. WITH 2 RECEPTION ROOMS, THIS END-TERRACE COTTAGE INCLUDES GARDENS AND A STORE.

Accommodation:

Utility Hallway, Kitchen, Lounge, Dining Room, Bathroom. 1st floor: 2 Double / Twin Bedrooms, Single Bedroom / Study. Riverside gardens including store.

OFFERS ON: £165,000

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PARTICULARS OF SALE

This stone-built cottage was extended in 2011 to add a third bedroom and a second reception space. At the same time the owners modernised the property replacing the kitchen and bathroom, installing central heating. Situated on the banks of the river Esk with views onto the village green, the cottage is set back from the road and has a garden facing directly onto the river, with a storage outbuilding.

A part glazed entrance door with flanking windows opens into...

Utility Hallway: With a vinyl floor and position for a washing machine, this area houses the oil central heating boiler. Window to front, internal window and door to the kitchen and a further door to



Bathroom: A tiled room having a modern white suite comprising panel bath with Triton shower over and glass shower screen, pedestal wash basin and low flush WC. Window to the front and pine airing cupboard with pressurised hot water cylinder and linen shelving.

Kitchen: The kitchen is fitted with a suite of oak fronted cabinets under laminate worktops and includes a stainless steel sink unit and an electric cooker point with a stainless steel cooker hood over. Beamed ceiling & laminate flooring. A uPVC double glazed window faces to the rear towards the village green and the main stairs rise from here to the first floor.

Lounge / Dining Room: With a double glazed window to the front and a shallow bay window with window seat facing to the rear looking towards the river. The focal point is an open fireplace with a slate hearth, cast iron surround and pine mantel. Laminate flooring, beamed ceiling. A broad archway with 2 steps leads down and through to ...



Snug Lounge: Built within a modern extension added in 2011, the lounge has double glazed windows to both front and rear. One wall has been left in natural stone with an electric wall mounted fire unit.

First Floor

The staircase from the kitchen rises to the principal landing where doors open to ...

Bedroom 1: A good double bedroom with a dormer window to the front and large, shelved, recessed storage cupboard.



Bedroom 2: A second double/twin bedroom with dormer window to the front, dimmer lighting and fitted carpet.

From the dining room in the modern extension, a second staircase rises up directly into ...

Bedroom 3 /Study: Ideal as a study or home office, this third bedroom has a Velux roof light window to the front and a recessed cupboard with fitted shelving and rail.



Externally

The property is approached via a stone track and lies at the end of the road, effectively giving a place to park, albeit access has to be made available, when required, through to the pumping station for Yorkshire Water, though thankfully this rarely occurs. Double gates open onto a yard housing the oil storage tank. This area leads on to the garden and door opening to

Store: A stone building with a tiled roof leant onto the end of the cottage providing useful storage with a window to the side and a window to the rear. There are doors at the front and onto the path to the rear. Light and power, water and drains connected.

NB. There is a legal right of way through the outbuilding for the neighbor and they have keys for access.

The garden is lawned and bounded by a wooden fence, with trees and shrubs beyond and then the river. Within the garden is a stone building housing a Yorkshire Water pumping station. The path runs around this building back to a further lawn at the rear of the house.



GROUND FLOOR



1ST FLOOR



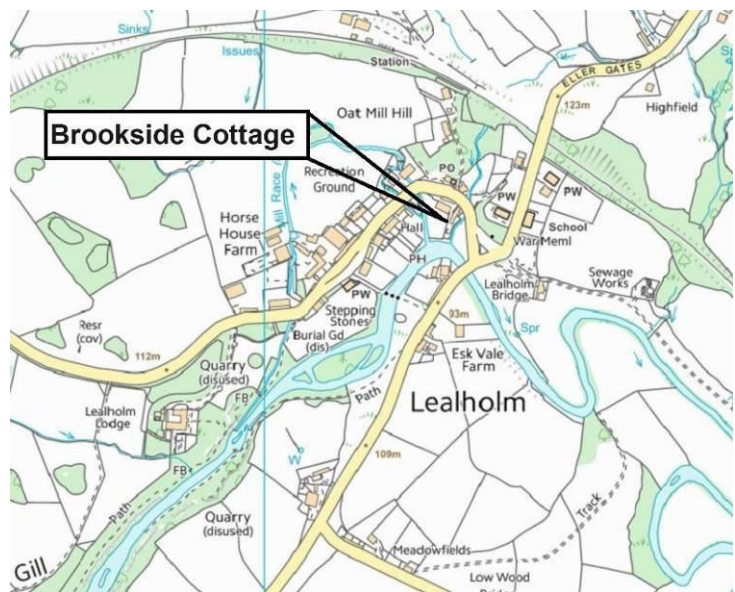
Measurements are approximate. Not to scale. Illustrative purposes only
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GENERAL REMARKS AND STIPULATIONS

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 towards Guisborough on the A170 turning left where sign posted to Lealholm. Drive into Lealholm village turning right just before the bridge. Pass the village store and turn immediately left onto track down the side. Brookside Cottage lies at the end of the row on your left-hand side where marked by the Richardson & Smith 'For Sale' sign.

Services: The property is connected to mains water and electricity. Drainage runs to a septic tank. Hot water and heating run from a modern oil fueled central heating boiler.



Rights of Way / Access: The neighbouring cottage had a right of way around the end of the terrace and therefore has a right of access through the storage outbuilding that was added on the end.

Within the garden stands a Yorkshire Water pumping station to which they have access at all times, if needed, but in practice property is accessed relatively infrequently.

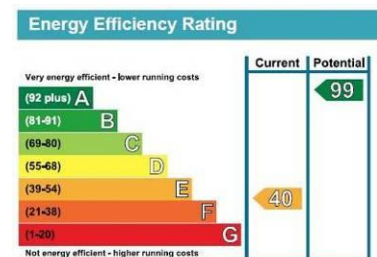
Planning: The current owners got planning permission for new doors opening to the rear of the property from the lounge, where the bay window is, but have never made the alteration.

Council Tax Banding: 'C' £2,150 payable for 2025-26 (verbal query only) North Yorkshire Council. Tel: 01723 232323.

Post Code: YO21 2AQ

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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