



ORCHARD HOUSE

Robin Hood's Bay, North Yorkshire

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Remarkable house, discretely situated and with large gardens, in the heart of the old village

*Whitby 6 miles • Scarborough 16 miles • York 48 miles
Teesside International Airport 50 miles*

Kitchen/living room • cloakroom/wc • dining room • sitting room

4 bedrooms • 3 bathrooms (1 en suite) • utility room

Extensive private gardens with 4 terraces

Garden sheds

For Sale Freehold

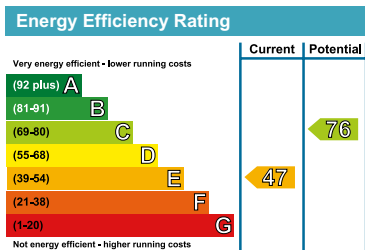


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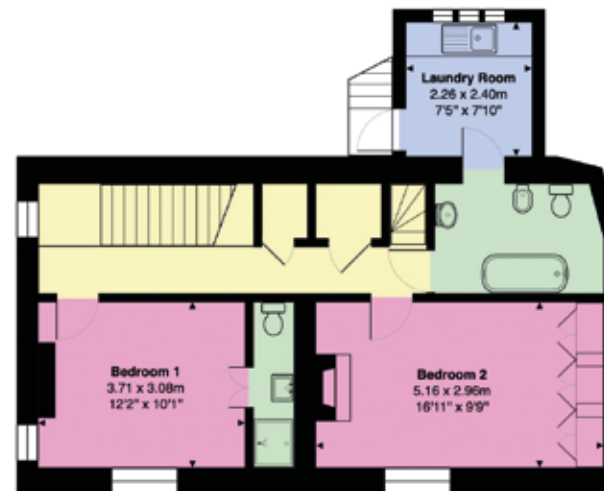
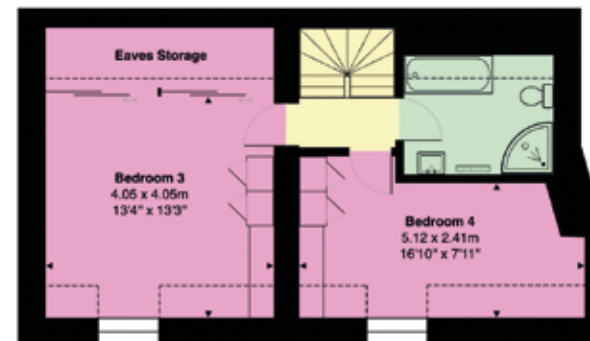


Orchard House, The Bolts, Robin Hood's Bay, North Yorkshire YO22 4SG

Approximate Gross Internal Floor Area

2006 SQ FT / 186.4 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast

Orchard House is an outstanding coastal home. Unusually for a property in the heart of the old village, it occupies a large, elevated plot with extensive south-facing gardens, bounded by a beck and woodland and offering a high degree of privacy. Set at the end of a ginnel, the house is also notably peaceful, removed from the bustle of the historic village during the high season.

The house provides lateral accommodation across three floors, with large sash windows drawing in south and west-facing light. A convenience store is located on the corner for everyday needs, while the sandy beach is within a two-minute walk. This remarkable property is offered for sale with no onward chain.

- Period end-of-terrace house in a tranquil corner of the old village
- Circa 1840 and not listed
- Large plot extending to 0.35 acres
- Large, private and landscaped gardens, bordered by woodland
- Some 2000 sq ft arranged over 3 floors
- Beautifully appointed and turn-key
- Ideal bolt hole or second home
- Offers considerable scope for income generation
- NB: 2 parking spaces, each available by separate negotiation



Tenure: Freehold

EPC Rating: E

Council Tax Band: F

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
Conservation Area

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





The kitchen/living room extends to some 28 ft and is filled with light from three sides. Underfloor heating runs beneath the flagged floor, while a stable door opens southwards onto the garden. At one end, a gas-fired stove sits within the stepped recess of the exposed brick chimney breast, framed by an oak mantel. At the other end, a well-equipped, handmade kitchen is fitted with granite worktops and a pantry cupboard, and is centred around a large island with integrated appliances, including a wine fridge and a sink with Quooker tap.

A separate laundry room on the first floor has an external door to the rear terrace, while the adjoining dining room provides a distinct space for more formal dining.

The sitting room is light-filled, beautifully proportioned with half-panelled walls. A traditional fireplace housing a wood-burning stove is flanked by built-in shelving and cupboards.

The four double bedrooms are arranged over the first and second floors, all with large windows enjoying south-facing light. The first-floor landing provides access to a useful linen cupboard housing the boiler and a separate storage cupboard. Bedroom 1 is double aspect and has an en suite shower room concealed behind cupboard doors. A further bedroom, with built-in wardrobes, is served by the adjacent bathroom with freestanding bath.



Two further bedrooms are situated on the second floor, both rising into the roof space and enjoying three-way light from dormer windows. One benefits from extensive eaves storage along one wall. They are served by a house bathroom including a four-piece suite and heated towel rail.

Outside

The extensive hillside gardens border King's Beck and mixed woodland on three sides, creating a notably private setting. The gardens have been arranged with entertaining in mind. Immediately in front of the house is a lower decked BBQ terrace, sheltered by an arbour and mature trees and shrubs, including a clipped bay tree and a collection of planters.

The principal paved terrace adjoins the house and takes full advantage of the south and west-facing aspect. Above, a further arbour shelters a hot tub terrace, while a further decked terrace occupies the upper part of the garden, accessed by a stepping-stone path cut into the hillside and timber steps. Sheltered from the sea winds and facing south, the gardens benefit from a favourable micro-climate, with a number of productive fruit trees such as apple, pear, plum and damson. Two large garden sheds and a wood store sit along the edge of the lawn, forming a natural boundary between the cultivated garden and the woodland beyond. An area of mixed deciduous woodland completes the garden.





Environs

Robin Hood's Bay is an historic village that cascades towards the sea, its tightly packed, red-roofed cottages connected by narrow ginnels. Orchard House is situated at the far end of The Bolts, a charming ginnel situated in the heart of the old village.

A popular destination within the North York Moors National Park, alongside its sandy beach, Robin Hood's Bay provides a useful range of day-to-day amenities including convenience stores, a post office, cafés, bistros, pubs and hotels. A useful retail Park is lies a short drive away offering a large Sainsbury with petrol station, an Aldi and B&M. The historic seafaring town of Whitby lies just six miles to the north.

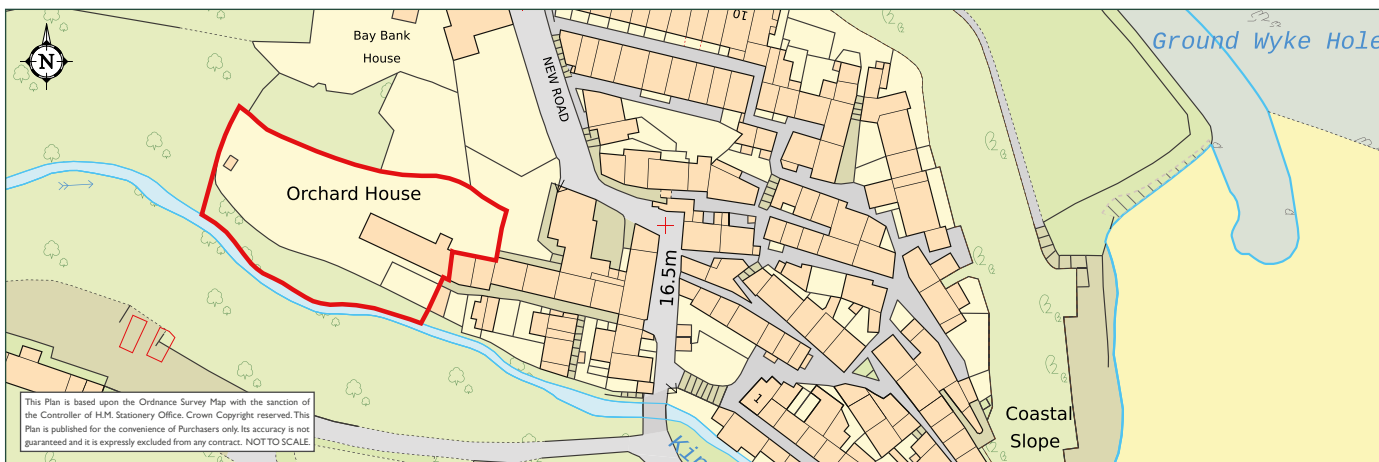
Directions

Walk into the heart of the old village and on the right hand side, adjacent to a convenience/general store is a ginnel identified as 'The Bolts'. Orchard House lies at the far end.

What3words: ///relies.perfect.lights

Viewing

Strictly by appointment.



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