



# RICHARDSON & SMITH

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## THE VILLA, STATION ROAD, ROBIN HOODS BAY

*Whitby 6 miles*

*Scarborough 16 miles*

*Distances are approx.*



**A GLORIOUS FAMILY HOME WITH SCOPE FOR LIFESTYLE B&B USE IN THIS POPULAR COASTAL VILLAGE AT THE END OF THE COAST-TO-COAST NATIONAL TRAIL.**

**THIS 5-6 BEDROOM DETACHED PROPERTY DATES FROM THE LATE VICTORIAN PERIOD AND RETAINS MANY ORIGINAL DETAILS. RUN BY THE CURRENT OWNER AS A HOUSE WITH LETTING ROOMS TO PROVIDE SOME SUPPLEMENTAL INCOME, THIS BEAUTIFULLY PRESENTED HOME IS WELL WORTHY OF CLOSER INSPECTION HAVING 5 EN-SUITE BEDROOMS AND 3 RECEPTION ROOMS.**

Ground Floor: Lobby, Hallway, Lounge, Drawing Room, Dining Room, Kitchen, Store, Laundry.

1<sup>st</sup> Floor: Landing, WC Cloakroom, 3 Double Bedrooms with En-Suite Shower Rooms.

2<sup>nd</sup> Floor: Landing, 2 Bedrooms with En-Suite Bath/Shower Rooms, Box Bedroom (6), Eaves Storage.

Outside: Paved patio driveway to front, paved yard to rear with Garden Room.

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk) [www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)

## **PARTICULARS OF SALE**

The Villa stands in the upper village of Robin Hoods Bay on the heritage coastline of the National Park and is the end-point for the coast-to-coast national trail as well as being an attractive seaside village. This brings many visitors to the area and encouraged the current owner to open up 3 en-suite bedrooms as guest accommodation to supplement their income. The property feels unmistakably homely, offering guest accommodation that is welcoming rather than formal.



The house has 5 ensuite bedrooms in total plus a smaller 6<sup>th</sup> bedroom / box room on the top floor. There are 3 reception rooms on the ground floor including a lovely drawing room with bay window to the front and a small lounge for visitors. The third reception room is a dining room with a stone paved floor, an original Yorkshire Range and half glazed doors opening out into the rear courtyard.



The kitchen has been refitted with a spectacular modern range of cabinets with polished quartz worktops and splash-backs and includes a small breakfast area looking onto the rear yard.

Also on the ground floor is a laundry cupboard, with positions for a washer and dryer, and a small shelved storeroom with a window to the side.

### **1st Floor**

The impressive period staircase rises from the hallway to a split-level landing with a WC cloakroom, then to the 3 first floor

bedroom suites.



The master suite has an original fireplace, twin sashed windows to the front, plus a modern en-suite shower room.

The second bedroom also faces to the front and has an original fireplace. A door connects to a larger en-suite shower room.



The third bedroom faces to the rear and has a modern white en-suite shower room. It also has an original fireplace.

### **2<sup>nd</sup> Floor**

The staircase rises again to the second floor, turning at a half-landing to the rear where a dormer window offers sea views over the neighbouring houses. The top floor contains two bedroom suites along with a box room that can also serve as a single bedroom.

Bed 4 - A double bedroom with a dormer window to the front and access to an eaves storage area. A connecting door leads on to an en-suite bathroom fitted with a modern suite including a bath with shower over.

Bed 5 – a twin bedroom within the sloping roof with a window to the front and compact en-suite shower room.

Box Room – a smaller bedroom with a roof light window to the rear and hatch to access the rear eaves storage void.



**Outside**

To the front, the property has a flowering border to the side of the block paved patio driveway, which allows parking for up to 3 cars.



A path runs down the side of the house to the landscaped, split level, rear yard which is mainly block paved to provide a spacious entertaining area as well as housing the garden room – much more than a simple summerhouse!



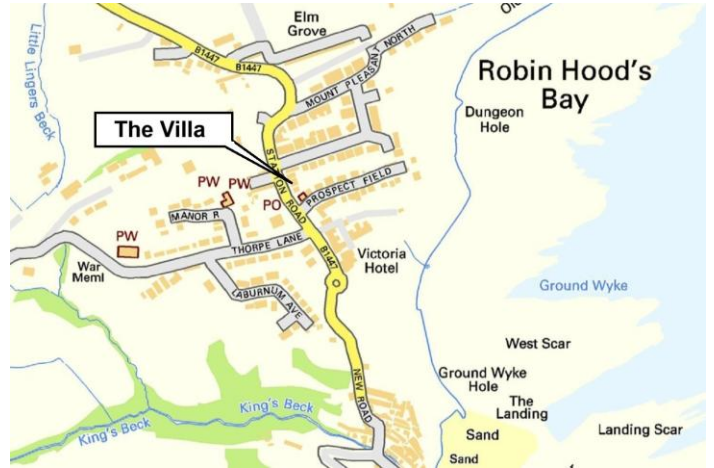
**IMPORTANT NOTICE**

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.

**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 making an appointment to view this property.

**Directions:** Robin Hoods Bay lies on the heritage coastline of the North York Moors National Park around 7 miles south of Whitby and is well signed from the A171 between Whitby and Scarborough. As you descend into the village from the north, The Villa lies on the left, directly below the tennis courts on the right. Approaching from the south, pass through Fylingthorpe and continue along to Robin Hoods Bay. At the T junction turn left and The Villa lies on your right hand side. See location plan attached.



**Services:** The property is connected to mains water, gas, electricity and drainage. Gas central heating.



**Local Taxation:** The property is band ‘A’ for council tax and has a rateable value of £7,700pa for business rates. North Yorkshire Council. Tel 0300 1321131

**Post Code:** YO22 4RA

**Tenure:** Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	82 E	
21-38	F		
1-20	G		



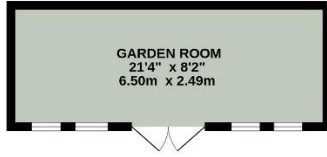
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