



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

19 COWBAR COTTAGES, STAITHES

Whitby 10 miles, Guisborough 13 miles (Approximately)



A WELL PRESENTED 2 BEDROOM MID-TERRACE COTTAGE SITUATED JUST TO THE NORTH OF STAITHES AND AFFORDING DELIGHTFUL COUNTRY VIEWS AND PARTIAL VIEWS TO THE SEA. WELL MAINTAINED THROUGHOUT THIS TURNKEY COTTAGE OFFERS PARKING, GARDEN AND THE PERFECT OPPORTUNITY TO BUY A COASTAL COTTAGE.

Accommodation:

Entrance Lobby, Lounge, Dining Room, Kitchen

First Floor: Twin Bedroom, Bathroom.

Outside Seating Area. Yard to Rear, Garden with parking

Guide Price £250,000

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PARTICULARS OF SALE

One of a row of terraced cottages which sit overlooking the delightful fishing tourist village of Staithes, 19 Cowbar Cottages is a delightful, spacious, much loved cottage and home that has been in the same ownership for nearly 40 years. Well-presented throughout, the cottage offers so much, whether looking for a home or holiday cottage. There are 2 spacious bedrooms, 2 reception rooms, modern kitchen and bathroom, garden and parking space. All windows are double glazed and there is solid fuel central heating, with solar panels and a 5kW storage battery supplementing the electricity for efficient modern living. There is potential for a small extension both to the front and into the roof if so desired as others in the terrace have done.

A walk down the hill gives access to the old village whilst the Cleveland Way and many other paths and walks are easily reach and with the car parked right outside it is easy to access the large villages and towns of this beautiful area. All in all a property that should be viewed if considering a coastal cottage that is ready for immediate use.

Approach from Cowbar Lane to the front of the property is along a residents' access only footpath. No 19 is approximately in the middle of the terrace. There is a small outdoor seating area, views over open countryside and a part glazed front door which opens into...

Entrance Lobby: With stairs to the first floor and doorway into the ...

Lounge: Window facing front with views across open countryside and door to the dining room. There is a fireplace which has been adapted for a small log burner stove.



Dining Room: With window to the rear, door to galley kitchen and storage cupboard recessed into wall. It is here that the solid fuel Rayburn is situated. It provides central heating, hot water and cooking facilities. Sealed and waxed terracotta tiled floor.



Galley Kitchen: The kitchen area is fitted with a suite of modern shaker style kitchen wall cabinets and base units under laminate worktops including a stainless steel sink. There is an integral electric fan oven with induction hob, space for fridge, plumbing for an automatic washing machine. Sealed and waxed terracotta tiled floor. There are two Velux-style roof lights, a window overlooking the rear yard and door to the rear.



First Floor

The staircase rises to a landing from where there is a useful store cupboard and where doors open to ...

Bathroom: Recently fitted with attractive white bathroom suite comprising panel bath with electric shower and screen over, a low flush WC and a wash hand basin. Wet walling and half boarding to the walls. The airing cupboard offers useful storage.



Master Bedroom: A spacious double to the front of the cottage with window overlooking open countryside, stripped and waxed floor and 2 useful built-in storage cupboards



Bedroom: A double bedroom with window facing to the rear looking across gardens towards the other terrace of houses and partial views of the sea and down to Staithes village and harbour. Stripped and waxed floor.



Outside

The outdoor seating area at the front of the property faces south and overlooks open countryside. At the rear there is a small yard where the inverter and battery for the solar power are housed. There is also access to the back lane which runs the length of the terrace and serves all properties.

On the opposite side of the lane and slightly offset from the cottage there is parking for a vehicle and steps down to the garden area.



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 take the coast road to Staithes, passing through the village towards Easington, turning left to Cowbar just before the mine. Follow the lane and park in the visitor's carpark just before the village (there is only permit parking available in and close to the terrace). Walk down to the terrace and No 19 is situated on the first terrace halfway down. See location plan

What3words: seated.outcasts.doses

Post Code: TS13 5DA

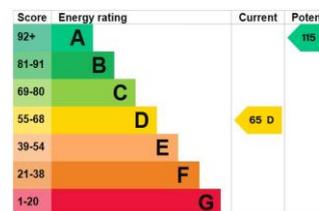
Planning: The local authority for planning purposes is the North York Moors National Park. Tel: 01439 770657.

Services: The property is connected to mains water, electricity and drainage. Central Heating is provided by the solid fuel Rayburn, the solar power feeds directly into the grid at an agreed tariff.

Council Tax: The property is graded Band 'A' Redcar & Cleveland Council.

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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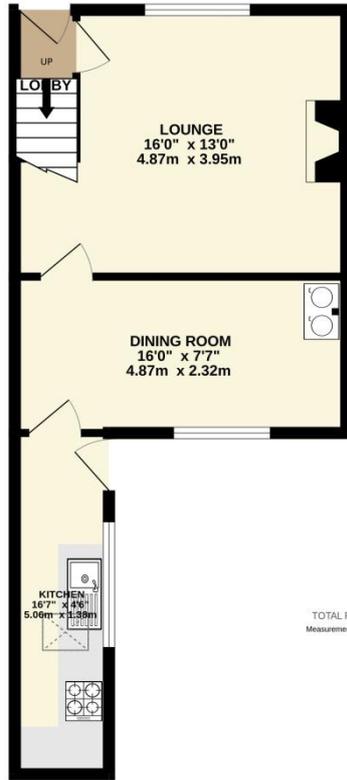
Chartered Surveyors

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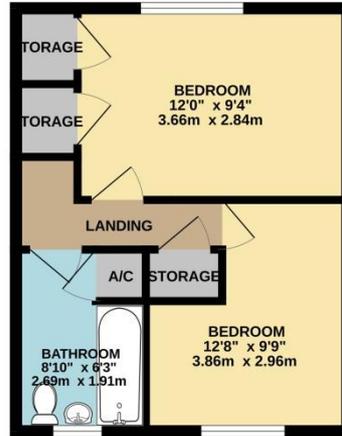
Valuers

Estate Agents

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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