

7 Riverside Walk Larpool Lane, Whitby

£230,000

Michael Poole
SALES - LETTINGS - AUCTIONS



7 Riverside Walk Larpool Lane

Whitby

** Vendor is willing to contribute 50% of the stamp duty cost **

Riverside Cottage with Spectacular Tidal Views, Balcony & Historic Viaduct Outlook.

- No Onward Chain
- Stunning Riverside Location Overlooking Whitby Viaduct
- Open Plan Living
- Set Over Three Floors
- 30 Car Parking Spaces for 20 Homes
- A Fantastic Holiday Home Investment, Having the Benefit of Both River & Woodland Landscape Views
- Short Drive Away from Whitby Harbour & Beach
- Long Leasehold Dwelling with A 999 Year Lease Ending in The Year 3003

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A well-presented three-bedroom, two-and-a-half bathroom cottage occupying a truly distinctive riverside position overlooking the River Esk, where the setting, outlook, and atmosphere are constantly changing. The property enjoys exceptional views framed by the striking arches of the historic Victorian viaduct, creating one of the most visually unique outlooks in the area.

Set at a tidal point of the river, the property benefits from a rare and dynamic natural environment where the water level and flow change twice daily with the tide. This creates a constantly evolving river-scape, calm and reflective at times, powerful and fast-moving at others, making the outlook different every hour of the day and throughout the seasons. This ever-changing setting is a defining feature of the home.

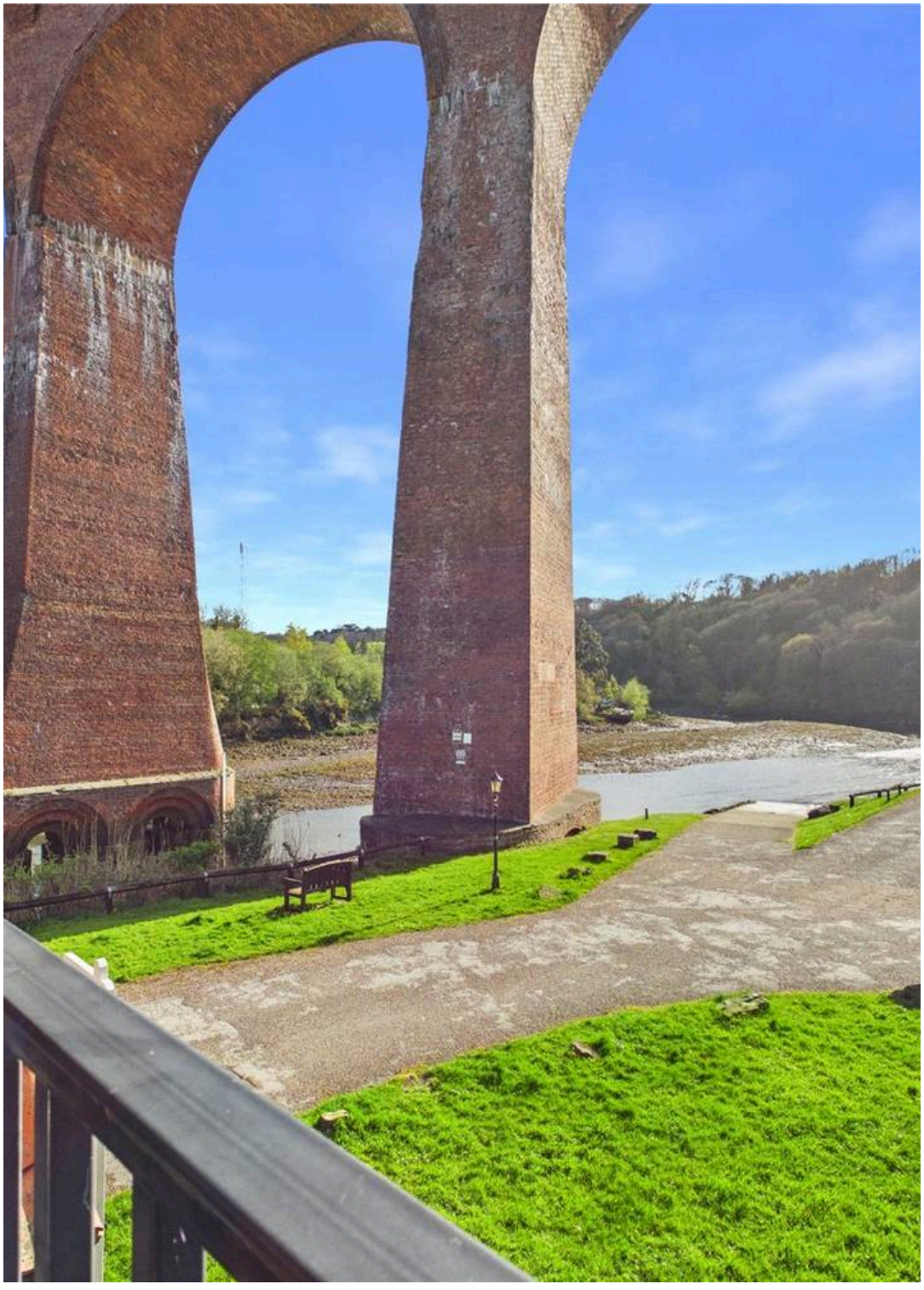
The private balcony is perfectly positioned to take full advantage of this outlook, offering a secluded space to sit and watch the river, the changing light, and the movement of the tide. The combination of elevation, privacy, and uninterrupted views creates a strong sense of tranquillity and connection to nature. Occasional sightings of seals travelling upstream add to the sense of a living, natural environment.

The property is located within a well-maintained private development with neatly kept communal grounds, enhancing both the presentation and ease of ownership.

The cottage has been successfully operated as a self-catering holiday home for a number of years, generating consistent income.

The property can be sold fully furnished, including all fixtures and fittings at no extra charge, allowing a new owner to continue holiday letting immediately if desired.

Future bookings already secured can be transferred to the buyer, along with the associated income if desired.











Agents Note:
This well maintained house is set in neatly trimmed, lawned grounds, on a private development. The property has been run as a successful Self Catering Holiday Home for many years, having provided a profitable income for the owners throughout this time. The owners presently advertise with VRBO, Holiday Lettings, Airbnb, and other Selected advertising companies. The property will be sold in its entirety, with ALL FIXTURES & FITTINGS, TVs, beds, sofas, wardrobes etc, to enable a potential purchaser to rent out the property with immediate effect. The present cleaners are also happy to carry on working here too to provide a workable and seamless transfer. Any holiday bookings taken, now, into the future and ongoing, by the present owners, will be passed over to the new buyer, as will any income for those bookings. We understand from the vendor that the property has generally achieved average annual holiday let income of approximately £20,000, with recent years averaging around £22,000.

GROUND FLOOR

Entrance Hallway
With double glazed door leading to the front, door leading to ground floor WC and staircase to the first floor.

Ground Floor WC
With window to the front, low level WC and wash hand basin.

Dining Room 13' 6" x 10' 7" (4.11m x 3.23m)
(max) With French style doors to the front, opening leading to kitchen and radiator.

Kitchen 16' 1" x 8' 5" (4.90m x 2.57m)
With two double glazed windows and door to the rear. A range of fitted base and wall units with contrasting worktops, integrated oven, hob with extractor over, stainless steel sink, space for washing machine, and integrated dishwasher and fridge freezer. Radiator.







FIRST FLOOR

Landing
With stairs leading to the second floor.

Living Room 19' 4" x 8' 11" (5.90m x 2.72m)
With French doors leading to the balcony, window to the rear and radiator.

Bedroom One 8' 4" x 6' 10" (2.54m x 2.08m)
With window to the rear and radiator.

Bathroom
With obscure glass window to the front, panelled bath, low level WC and radiator.

SECOND FLOOR

Landing Area

Bedroom Two 13' 3" x 8' 1" (4.04m x 2.46m)
With double glazed window to the front and radiator.

Bedroom Three 10' 11" x 9' 4" (3.33m x 2.84m)
With double glazed Velux style window to the rear and radiator.

Second Bathroom 8' 3" x 5' 7" (2.51m x 1.70m)
Comprising panelled bath with shower over, low level WC, wash hand basin and radiator.

EXTERNALLY
This lovely home sits within an exclusive development with ample parking for 30 cars and is directly overlooking a slipway to the River Esk and Whitby Viaduct.

Tenure - Leasehold
The property is a long leasehold dwelling with a 999 year lease ending in the year 3003. The freehold is owned by the management company on this unique, and private, 20 property rural development. Each owner holds 1/20th freehold share in the management company.







Service Charge
Presently this is £1000 per annum. The amount is set by the owners themselves and the charge is put to useful purpose for the good of the owners. Owners can change the annual amount, up or down, by mutual agreement, at their Annual General Meeting. It has been £1000 for the past 10 years. This amply covers the various services, such as an individual's annual Property Insurance, window cleaning, exterior property maintenance, lawns cut, bushes and shrubs trimmed, painting property exteriors and ensuring that the outside areas are adequately maintained in a neat and tidy manner.

Council Tax Band C
However, if the property is ran as a Holiday Let, as at present, NO Council Tax is payable. The property is 'Council Tax exempt' due to attracting 'Small Business Rate Relief' and therefore stands at £0. We have been advised that the property is exempt from the second home premium for Council Tax also.

AGENTS REF:
JW/LS/RED241055/15102024

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.
















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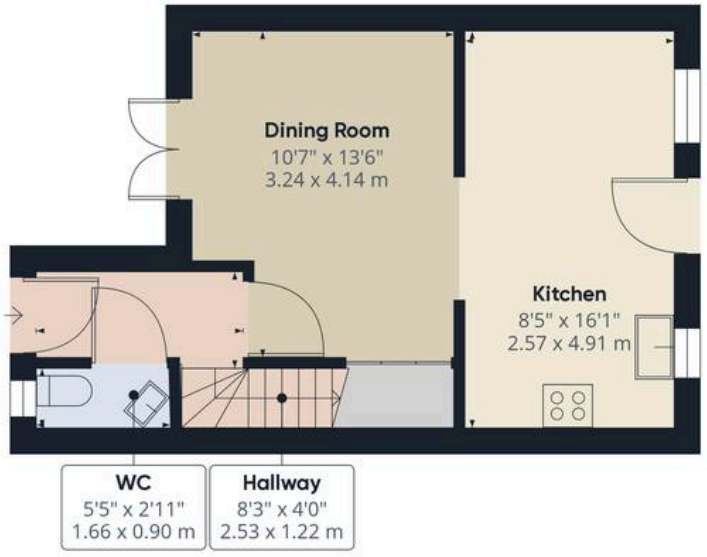




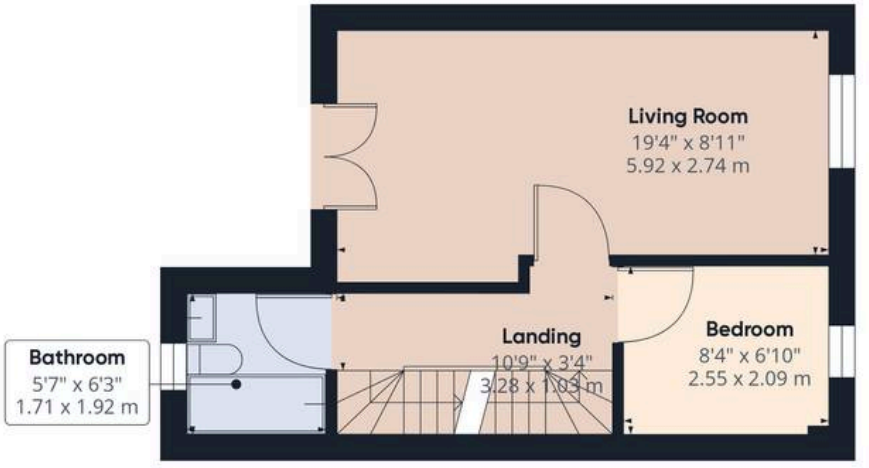




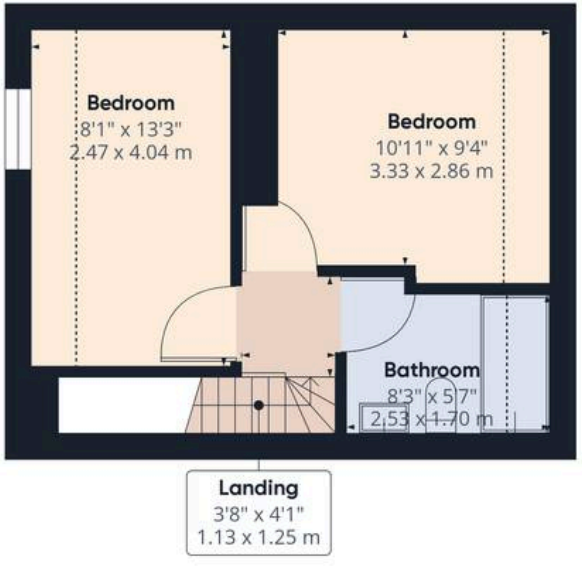




Floor 0



Floor 1



Floor 2

Approximate total area(1)

938.29 ft²

87.17 m²

Reduced headroom

524.53 ft²

4.53 m²

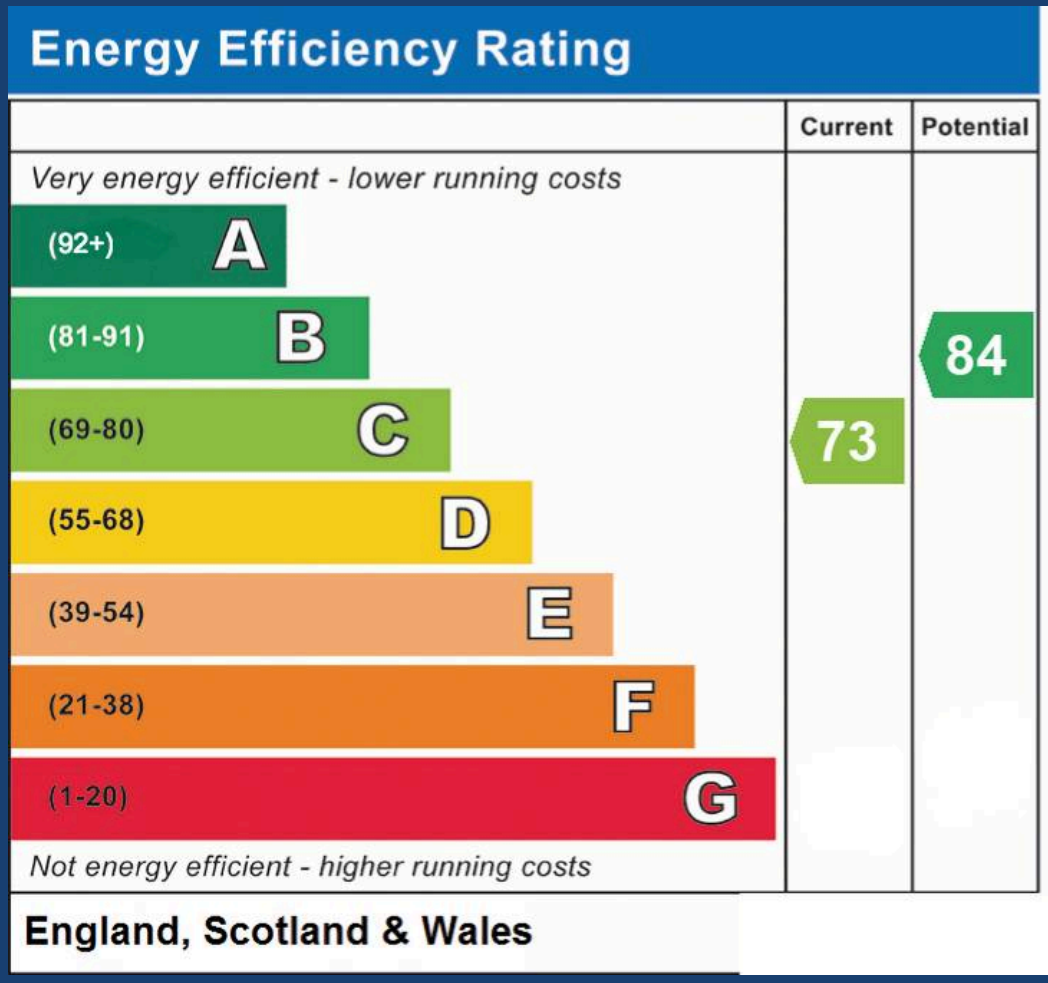
(1) Excluding balconies and terraces

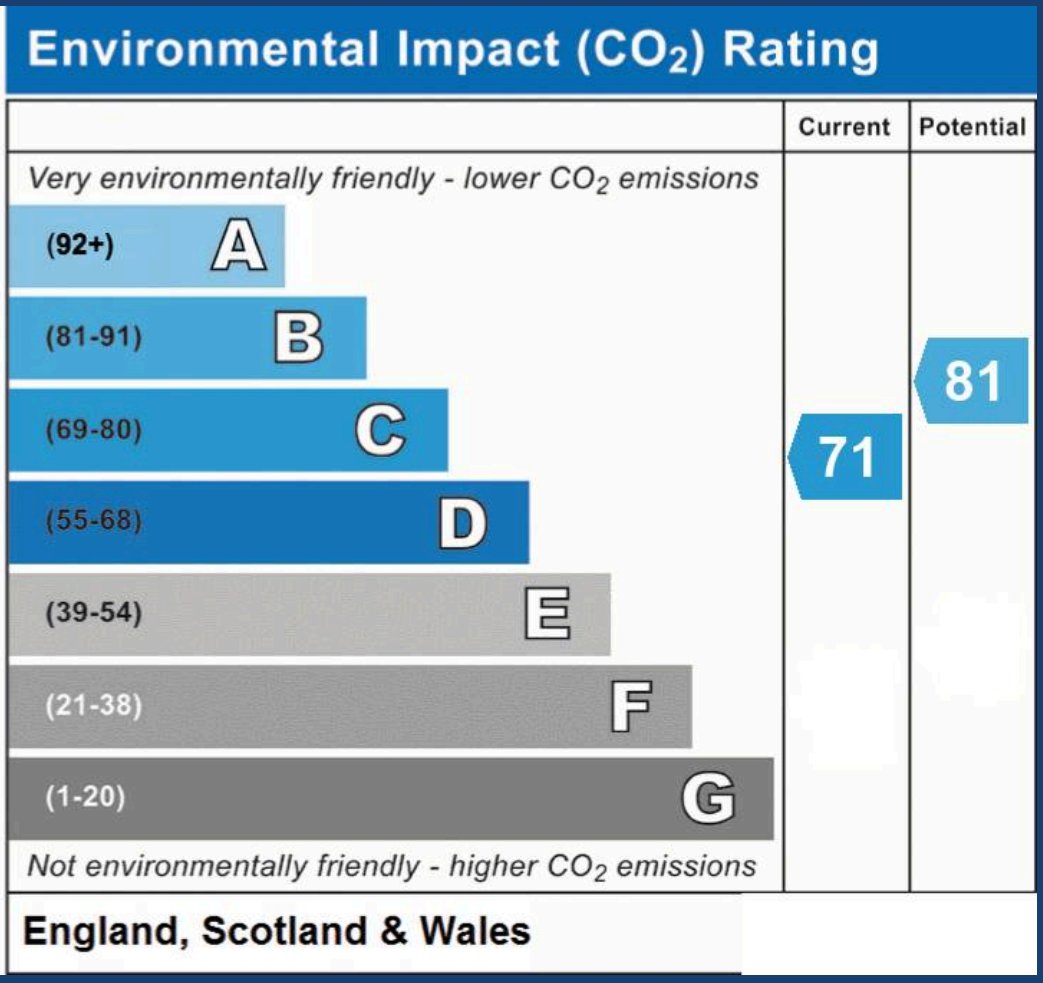
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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