

# 2 WHITE POINT COURT

Whitby, North Yorkshire



## 2 WHITE POINT COURT

**Landmark coastal residence with outstanding sea views across to Whitby enjoyed from the house and garden**

*Whitby town centre ½ mile on foot • Sandsend 2 miles  
Scarborough 20 miles • Malton 28 miles • York 45 miles*

Vestibule • entrance and staircase hall • cloakroom/wc  
• kitchen and dining room • sitting room • drawing room  
• conservatory

Principal bedroom suite with bathroom and dressing room  
• 3 further bedrooms • house bathroom • study

Garage • driveway parking • shed • summer house

Landscaped garden

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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## 2 White Point Court, Whitby, North Yorkshire YO21 3UR

### Approximate Gross Internal Floor Area

2838 SQ FT / 263.6 SQ M

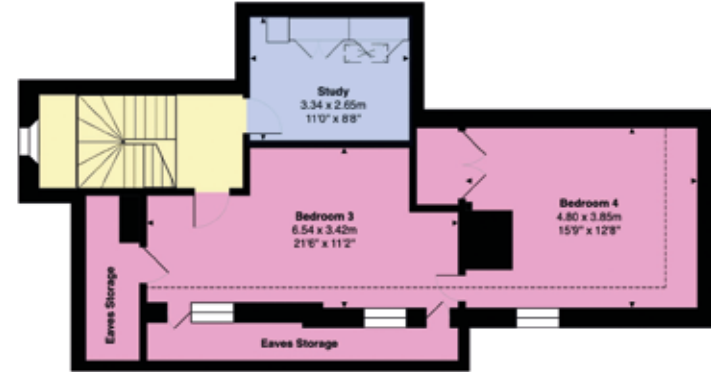
(excluding garage, mezzanine)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



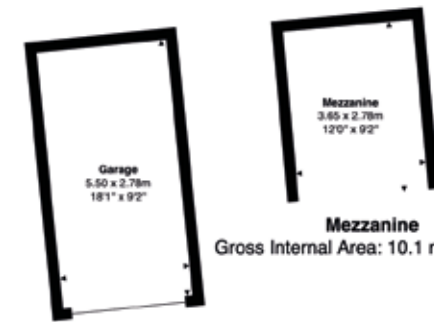
**First Floor**  
Gross Internal Area: 75.3 m<sup>2</sup> ... 810 ft<sup>2</sup>



**Second Floor**  
Gross Internal Area: 71.8 m<sup>2</sup> ... 772 ft<sup>2</sup>



**Ground Floor**  
Gross Internal Area: 116.6 m<sup>2</sup> ... 1255 ft<sup>2</sup>



**Garage**  
Gross Internal Area: 15.3 m<sup>2</sup> ... 165 ft<sup>2</sup>

**Mezzanine**  
Gross Internal Area: 10.1 m<sup>2</sup> ... 109 ft<sup>2</sup>



City

Country

Coast

2 White Point Court is a freehold house occupying a commanding position on Whitby's West Cliff, with an exceptional coastal outlook across the sandy bay, harbour entrance and out towards the North Sea. The view extends to the historic silhouette of Whitby Abbey, rising above the famous 199 steps, creating one of the town's most recognisable coastal scenes.

Well-proportioned throughout, with notably high ceilings and generous windows, the house is filled with natural light and makes the most of its elevated position. The privately owned garden provides a rare outdoor setting, offering uninterrupted coastal views and the opportunity to enjoy both sunrise and sunset.

Offered to the market with no onward chain, the house has remained in the same ownership for the past 20 years.

- Edwardian house with cliff-top garden
- Prominent coastal position with panoramic views
- Enclosed, privately owned, landscaped garden
- Freehold and attached on one side
- Some 2840 sq ft arranged over 3 floors
- Garage and off-street parking
- Sandy beach just moments away on foot
- Short and pleasant stroll to Whitby's historic centre
- No onward chain



**Tenure:** Freehold with a small section of flying freehold. White Point Court Management Company Ltd for maintenance of the common areas.

**EPC Rating:** E

**Council Tax Band:** nothing in Gov search

**Services & Systems:** All mains services. Gas central heating. Vaillant boiler 2022.

**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](http://www.northyorks.gov.uk)

**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.



White Point Court is a distinctive detached building occupying a prominent position on a picturesque stretch to the west of Whitby's historic town centre. With its white-rendered elevations, gable-end chimneys and stone mullioned windows, the building has a strong architectural presence and was originally constructed as the White Point Hotel, named after the headland at the north-western end of the West Cliff. During the 1970s, it was carefully converted into nine freehold residences.

No. 2 occupies a particularly favourable position within the building, attached only on one side and benefiting from front and side elevations that take full advantage of the sea views. The property retains a number of attractive period features including a bay window, coving and elegant staircase with polished handrail. Wide doorways and glazed doors enhance the sense of light throughout the principal rooms.

The front entrance, approached from the driveway, opens into a staircase hall with engineered oak flooring and a useful cloakroom/wc.

The open-plan kitchen and dining room is a bright and welcoming space, with two large south-facing windows and ample room for a family dining table. A tall pantry cupboard with bifold doors provides useful storage alongside space for a fridge freezer. Bespoke fitted shelving and cupboards flank the radiator grille beneath the window. The handmade kitchen includes a peninsula island, granite worktops, induction hob, ceramic sink beneath the window and integrated Bosch appliances.

The sitting room and adjoining drawing room combine to create almost 36 ft of elegant living space, well suited to both entertaining and everyday family life. Original cornicing features throughout, while the drawing room fireplace, fitted with an electric fire, provides a focal point. Both rooms enjoy views across the garden to Whitby, with the deep bay window creating a remarkable outlook of the grassy cliff-top and sea. A conservatory extends approximately 27 ft along the eastern elevation, providing a glazed seating area with coastal views from three sides.



The Edwardian staircase rises to the four double bedrooms and study arranged across the first and second floors.

The principal bedroom suite occupies the north-western corner of the house and enjoys a dual aspect with outstanding views along the coastline and east towards Whitby. The suite includes a dressing room and a large bathroom with bath and walk-in shower fitted in 2025.

Bedroom 2 has its own wash basin and sits adjacent to the house bathroom, which includes an electric shower over the bath. Fitted wardrobes and an airing/linen cupboard are located on the first-floor landing.

On the top floor, two further bedrooms benefit from high ceilings extending into the roof space and impressive views. Bedroom 3 has dormer windows and useful eaves storage, while bedroom 4 is a generous double room with a walk-in cupboard and low-head access. A third room, currently used as a study, provides a versatile space with pitched roof and skylight. It could potentially be adapted to create a bathroom serving the top floor, with plumbing already positioned below and potential access available from bedroom 4.

## Outside

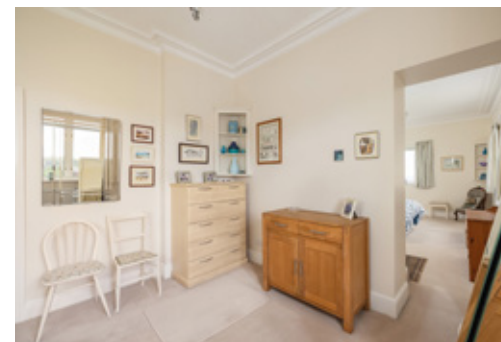
The generous garden wraps around two sides of the property and takes full advantage of its elevated cliff-top setting, with panoramic views stretching along the coastline.

Slightly recessed and enclosed by a stone wall, the garden enjoys shelter while remaining open to the views. Predominantly laid to lawn, it is bordered by established beds planted with a variety of shrubs and

perennials. A substantial paved patio, protected by glass balustrading, provides an excellent space for outdoor dining, while additional seating areas are positioned to capture different aspects of the coastal outlook. A summer house offers useful storage for garden furniture and equipment.

Accessed from the shared driveway, a single garage belonging to No. 2 White Point Court has an electric up-and-over door, power and lighting, together with a workshop area and useful loft storage.

To the rear of the garage is an additional area of hardstanding, also belonging to No. 2, with a secure garden shed.



## Environs

White Point Court occupies a sought-after position on Whitby's West Cliff, close to the North Promenade which extends westwards towards Sandsend from the Royal Crescent. Upgang Lane, located behind the property, provides a selection of useful local shops including a pharmacy and convenience store.

Whitby's historic centre is within an enjoyable ten-minute walk, with access to the beach via pathways descending the cliff. The town is one of the most distinctive maritime settlements on Yorkshire's Heritage Coast, renowned for its thriving historic streets, romantic abbey ruins, harbour and premium coastal setting close to the North York Moors.

The A171 lies approximately one mile to the north, providing connections to Scarborough and Middlesbrough, while the A169 offers access south across the North York Moors towards Pickering and York.

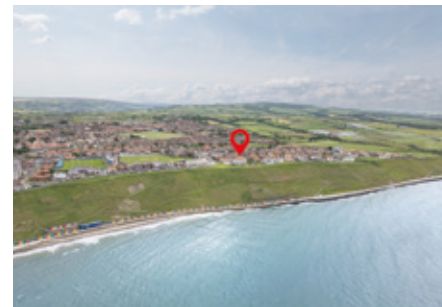
## Directions

Where North Promenade meets White Point Road, a drive leads to a private cul-de-sac behind White Point, identified by a sign. No. 2 is the second property on the right hand side.

**What3words:** /// gold.clinking.inversion

## Viewing

Strictly by appointment.



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