

CORNFLOWER

The Valley, Sandsend, North Yorkshire



CORNFLOWER

Outstanding end-of-terrace house in a beautiful coastal setting with parking, private cottage garden and far-reaching views.

Whitby 2 miles • Scarborough & Pickering 21 miles • York 46 miles

Staircase hall • cloakroom • kitchen/dining/sitting room • utility room • wine cooler storage

Principal bedroom suite with bathroom and walk-in wardrobes • 2 further double bedrooms • house bathroom

Secure store • private terrace • garden

Communal pathways and landscaping

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL

sales@blenkinandco.com
01904 671672

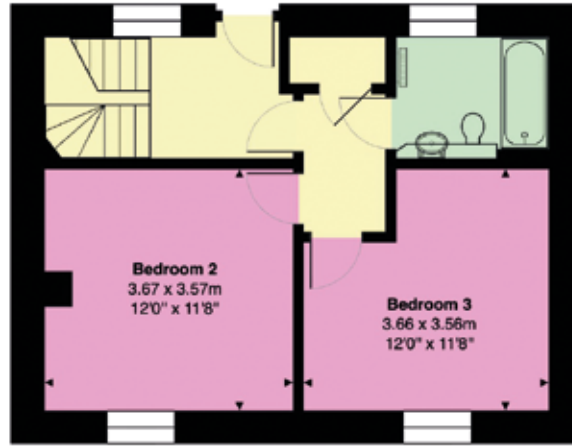
blenkinandco.com

Cornflower, The Valley, Sandsend, North Yorkshire YO21 3TE

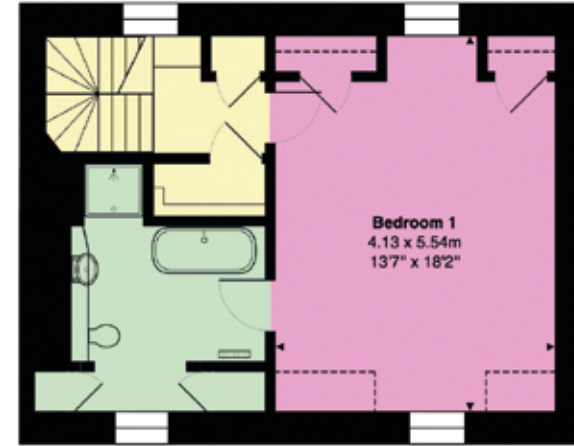
Approximate Gross Internal Floor Area

23.1 SQ M / 1326 SQ FT (excluding store)

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



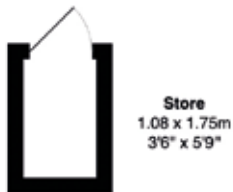
First Floor
Gross Internal Area: 41.4 m² ... 445 ft²



Second Floor
Gross Internal Area: 40.4 m² ... 435 ft²



Ground Floor
Gross Internal Area: 41.4 m² ... 445 ft²



Store
1.08 x 1.75m
3'6" x 5'9"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

City

Country

Coast

Cornflower is a handsome stone-built townhouse, immaculately appointed and turn-key. Its large windows and northwest-southeast axis ensure the interiors are flooded with light, and each enjoys a wonderful outlook with far-reaching country views. Cornflower is one of the largest of nine houses constructed in 2011 by Mulgrave Properties of stone and pantile in a vernacular style that follows the contours of the valley and borders open countryside. The property comes with a beautiful garden and parking and is surrounded by attractively landscaped gardens and grounds. A short stroll leads down to Sandsend Bay.

- End of terrace, 3-bedroom house
- Beautifully appointed throughout
- Sunny terrace and lovely garden with country views
- Allocated private parking with moveable barriers – 2 bays
- Easy stroll to sandy beach and village amenities
- Ideal lock-up-and-leave
- No onward purchase – ready for occupation

The house is cleverly designed to take full advantage of its hillside setting, appearing deceptively compact from the front yet extending over three floors behind.



Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Services & Systems: All mains services. Gas central heating with underfloor heating throughout. Fibre optic superfast broadband.

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

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 front entrance is at upper ground level, with the house then stepping gracefully down the slope to connect directly with the sunny garden terrace. On each floor, the rooms enjoy a superb outlook across the lush, wooded valley and surrounding countryside. This is a practical house with generous built-in storage on every floor, underfloor heating throughout and fibre broadband to the property.

At the heart of the home is the kitchen/ dining/sitting room with a pair of tall sash windows and a part-glazed door opening onto a sheltered southeast-facing flagged terrace. The 25 ft room provides ample space for a kitchen, dining table and comfortable sitting area in front of a cylindrical wood-burning stove.

The fitted kitchen comes with granite worktops, Neff integrated appliances and a Siemens induction hob. Alongside is a walk-in storage cupboard with a wine cooler and a fully fitted utility/laundry room housing the boiler and water tank.

The principal bedroom suite occupies the top floor and rises into the roof space. Along with a double-aspect bedroom is a large en suite bathroom with sea views and including a shower, basin in a vanity unit and a freestanding clawfoot bath. Two further double bedrooms, both light and airy with far-reaching views, are accompanied by a house bathroom fitted with a bath and shower above.



Outside

The car park – notable for its glorious seaside views – includes two allocated parking bays for Cornflower. Within an adjacent outbuilding is a private store ideal for bicycles and garden furniture. Stone pathways lead to the front and rear of the house.

The upper garden is fully enclosed and offers considerable privacy. It is predominantly lawned with a flagged terrace that enjoys southwest light and is lined with lavender beds and well-established shrubs. A series of stepped rose arches form a pergola rising to a sitting area bounded by a low stone wall, from which fine views can be enjoyed across the valley.



Perimeter borders are planted with a mixed hedge and colourful perennials, including a striking pink elderflower, while a flowering cherry and monkey puzzle tree provide further structure. On two sides the garden borders rolling green pastures.

At the rear, connecting to the kitchen/dining/sitting room, is a sunny flagged terrace enclosed by a low wall and enjoying a wonderful outlook down the valley. It provides an ideal outdoor space for informal relaxation and barbeques.

The surrounding communal garden area is landscaped with shared access stone steps and a path winding through the development to the valley itself and the bay beyond, lined with well-tended shrubs.

The generous lawn, with a Japanese maple, is bounded by mature hedges on the southwest boundary.

Environs

Sandsend is a charming seaside village renowned for its wide sandy beach, which stretches all the way to Whitby at low tide, and its historic 18th-century stone bridge, which spans the gently meandering beck as it flows towards the sea. Cornflower enjoys a peaceful setting on the edge of the village, nestled within the upper valley woodlands of the Mulgrave Estate - a tranquil retreat just a short stroll from the village's many amenities. These include a superb café, a pub/restaurant, renowned fish restaurant, village stores, doctors' surgery and church.



The nearby A174 follows the coastline, providing easy access to Whitby, just five minutes away by car. Whitby can also be reached via a regular bus service from Sandsend or by enjoying the popular beach walk at low tide. This historic seafaring town, famed for its maritime heritage, lies at the heart of the Heritage Coast and is surrounded by the spectacular scenery of the North York Moors National Park.

Directions

Heading west from Whitby along the A174 coast road, through Sandsend, passing the car park, the road rises up and away from the coast. Take the second sharp turn on Lythe Bank (identified by a signpost – The Haven Under the Hill) and follow the lane for some 120 metres until it terminates at the Cornflower car parking bays.

What3words: ///when.concluded.scoots (Lythe Bank turning)
///unwind.correctly.warbler)

Viewing

Strictly by appointment.



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