

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

MARINERS COTTAGE 5 SUNNYSIDE, ROBIN HOODS BAY

Whitby 6 miles

Scarborough 16 miles

(Distances are approximate)



The Annex

A BEAUTIFUL STONE AND PANTILE GRADE II LISTED 2/3 BEDROOM COTTAGE AND ANNEX, SET IN THE LOWER VILLAGE OF ROBIN HOODS BAY, JUST YARDS FROM THE DOCK AND THE BEACH. COMPREHENSIVELY REFURBISHED AND UPGRADED BY THE VENDORS THIS DELIGHTFUL COTTAGE SHOULD BE HIGH ON THE LIST TO VIEW.

Accommodation:

Ground Floor: Kitchen Diner; First Floor: Lounge/ Double Bedroom), Shower Room;
Second Floor: Double Bedroom. Annex: Double Bedroom, Shower Room

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PARTICULARS OF SALE

Lying amongst the winding paths and alleyways of this picturesque old fishing village, Mariners Cottage is a beautifully appointed cottage. The property has been comprehensively refurbished throughout with the annex particularly having been fully refitted including new floor, insulation to the walls, with new shower room and decoration throughout.

Within the cottage there are many delightful features including open beamed ceilings, sash windows and period fireplaces whilst having beautiful modern kitchen and bathroom suites and being fitted for the modern age with TV points, wi-fi and night storage heating throughout.

Situated in one of the quieter areas of the village, yet only yards from the dock with its slipway onto the beach, the main cottage is currently a private second home and is set up to suit the current owners needs but has a flexible layout depending on the sleeping requirements whilst the annex is the perfect overflow for friends or family.



Undoubtedly one to view whether looking for a cottage for permanent occupation, a second home getaway or a potentially lucrative investment property

From the path along Sunnyside, a shallow step leads to the 9 paned half glazed front door and into the:

Dining Kitchen: Having a recessed central fireplace with inset wood burning stove, vinyl wood effect floor for ease of use, meter cupboard, under-stairs cupboard and door to staircase to the first floor. The kitchen area has modern shaker style units with Beech working surfaces and splash-backs, inset stainless steel sink unit, ceramic hob and integral oven, integrated fridge and dish washer.



First Floor

Landing with panel doors and winding wide staircase to the second floor.



Lounge/Bedroom: With period cast solid fuel fire within a central fireplace, beamed ceiling and ENSH. There is a recessed cupboard and sash window to the front.



Shower Room: Having a white suite comprising large walk-in shower with thermostatic fitting, hand-basin with vanity unit beneath and WC. There is part tiling to the walls.

Second Floor

A stair rises to a doorway opening directly into the second-floor **master bedroom:** Having exposed joists and purlins, ENSH, built-in cupboards/wardrobes and dormer window to the front overlooking the roof tops of the surrounding area.



Annex:

Across from Mariners cottage is the traditional stone and pantile outbuilding which now provides an annex with:

Bedroom Area: With small dressing area leading to the double bed and off which is the...

Shower Room: Again, having a modern white suite comprising walk-in shower, hand-basin with vanity unit and concealed cistern WC. There is tiling to the walls and floor, and an electric chrome heated towel rail.

GENERAL REMARKS, etc

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, head out on the A171 towards Scarborough. Turn left onto the B1447 at Hawsker where signed down to Fylingthorpe and Robin Hoods Bay. We would advise parking in either of the public car parks and walking down the bank to The Dock at the bottom. Turn right just before the "Smugglers Restaurant" onto Tysons Steps and follow the path round to the right. Sunnyside is the first footpath on your left, at the top of the steps. Mariners Cottage (No 5) lies on your right-hand side, halfway along.

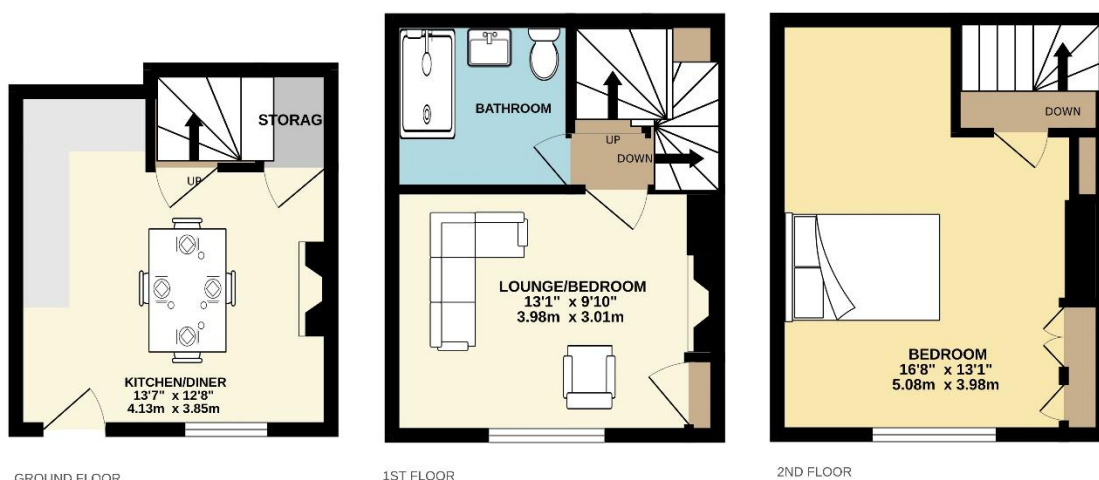
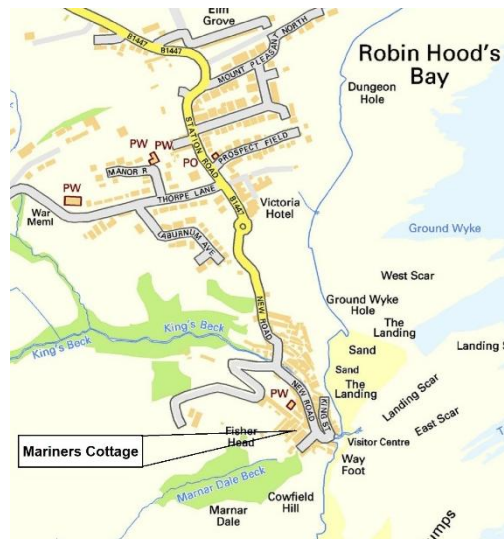
Planning: The property lies within a designated conservation area with this National Park village. The property is Grade II listed. North York Moors National Park. Tel: 01439 770657.

Tenure: The property is held Freehold title converted from an original historic lease with a term of 1,000 years.

Services: The property is understood to be connected to mains water electricity and sewerage.

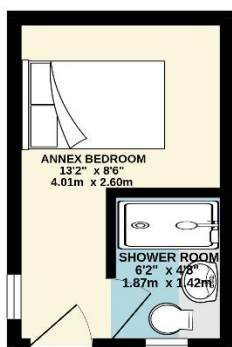
Council Tax Banding: The property band 'C' for Council Tax under North Yorkshire Council. Tel: 01723 232323.

Post Code: YO22 4SR



Measurements are approximate. Not to scale. Illustrative purposes only
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ANNEX



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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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