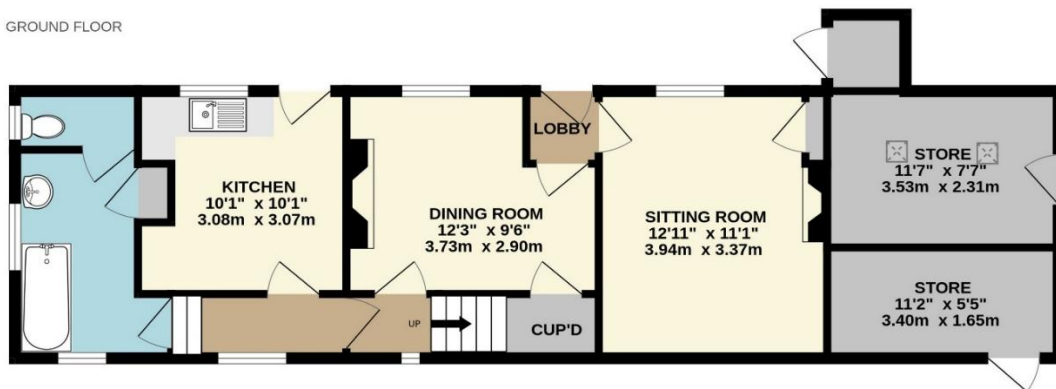


RICHARDSON & SMITH

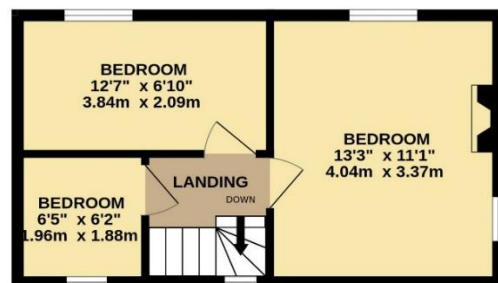
Chartered Surveyors • Estate Agents • Auctioneers • Valuers

Glen Cottage, Raw

GROUND FLOOR



1ST FLOOR



STUDIO



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



Glen Cottage

Raw, Nr Whitby, North Yorkshire

Fylingthorpe ½ mile

Robin Hoods Bay 1 mile

Scarborough 17 miles

Whitby 5 miles

(All distances are approximate)



AN ATTRACTIVE DETACHED PERIOD COTTAGE LYING IN OPEN COUNTRYSIDE BETWEEN RAW AND FYLINGTHORPE, SET IN ITS OWN LAND, WITH OUTBUILDINGS AND A RESIDENTIAL ANNEX. TUCKED AWAY IN A FOLD IN THE LANDSCAPE, AS THE NAME SUGGESTS, THE PROPERTY IS SHELTERED BUT ONLY A SHORT WALK FROM THE COAST AT ROBIN HOODS BAY. RIPE FOR UPGRADING AND MODERNISATION, THIS COULD BE THE PROJECT YOU HAVE BEEN LOOKING FOR.

Cottage: Lobby, Lounge, Dining Room, Inner Hallway, Kitchen, Bathroom, WC Cloakroom. 1st Floor: Double Bedroom and 2x Single Bedrooms.

The Studio: Living Room including sleeping area, Bathroom, Kitchenette.

Traditional outbuildings providing storage. Garage. Gardens to front and rear. Paddocks and Woodland.

Extending to approximately 3.3 Acres in total

FOR SALE AS A WHOLE OR IN 2 LOTS



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



PARTICULARS OF SALE

The property comprises a charming period cottage with adjoining outbuildings and a garage plus spacious gardens, a studio annex which is holiday let during the season and a block of grazing pasture and woodland extending in total to approximately 3.3 acres.

The property is offered for sale as a whole or in 2 lots. Lot 1 includes the cottage, the studio, gardens, woodland and a small paddock totaling 2.4 acres; Lot 2 is a single paddock of grassland extending to approx. 0.9 acres.

The House

Glen Cottage is principally a stone-built farmhouse with a pantile roof, with a later brick extension. The cottage is of very modest proportions with accommodation comprising 1 double bedroom and 2 single bedrooms, 2 small reception rooms, kitchen, bathroom/utility and separate WC.



Compact and characterful, the cottage has been well maintained in keeping with its period style. The property is fitted with a number of electric heaters including storage heaters, as well as open fires in the 2 principal reception rooms. It has been re-wired and re-roofed.



The accommodation offers an attractive aspect looking over its own land down towards the sea at Robin Hoods Bay, although trees do obscure the view from the house itself.



Adjoining the southern end of the house is a stone and pan tile building which was originally a pig-sty and byre, but is now used for storage, but could be used to extend the accommodation, if desired. Detached from the house is a single concrete prefabricated garage with an up and over door.



At the front of the house is a small cottage garden with York stone paving and paths and flowering beds. A larger garden lies terraced, at the rear of the house, beyond the access track. This is principally a grassed garden with a paved terrace and numerous planted trees, shrubs etc. plus a small timber garden shed.



The Studio

Off lying to the north east of the house by approximately 30 yards is the studio. This is a timber framed and clad structure with a corrugated steel sheet roof, which is understood to date back to the 1930's.



It is currently used as a holiday let, but only over the summer months. The accommodation comprises: a bathroom, a kitchenette and a large open plan bed sitting room. The studio is attractively presented but remains subsidiary to the principal house, without its own service connections. The studio is set in a small enclosed garden area of its own.



The Land

The house, studio and gardens are understood to extend to approximately 0.7 acres, meaning that the surrounding paddocks and woodland extend to approximately 1.7 acres. The land offers a picturesque backdrop to the cottage and is bursting with wildlife.

Lot 2 – The Paddock

In addition to lot 1, the property has a separate field of approx. 0.9 acres, lying on the north side of the driveway on the opposite side of the stream from the cottage.

A better-quality field of mowable grassland with access off the driveway or directly from the council road.



GENERAL REMARKS AND STIPULATIONS

Method of Sale: The property is offered for sale as a whole or in 2 lots. Please note a sale will not be agreed on lot 2 prior to a sale being secured on lot 1, but parties should register their interest with the agents.

Viewing: Viewings are strictly by prior appointment through the selling agents, with no direct approach or visitors to the property. All interested parties should discuss any specific issues that may affect their interest with the agents’ office prior travelling or making an appointment to view.

Planning: The property lies in the North York Moors National Park. Tel: 01439 770657. It should be noted that property is not a listed building.



Directions: Travelling on the A171 from Whitby to Scarborough, about half a mile after passing through Hawsker you will find a turn to your left which leads to Raw. Drive along this road and descend the hill following the road as it bends sharply right and then left. You will then find a track on your left which is the entrance to the property, marked by a Richardson and Smith For-Sale board. IT is best to park here and approach the property on foot, as parking and turning space at the property is currently very limited. See also location plans.

Post Code: YO22 4PP

Tenure: Freehold with vacant possession.

Council Tax: Band ‘E’ Approx £2,956 payable for 2026-7. North Yorkshire Council. Tel: 01723 232323



Services: The property is understood to be connected to the mains water and electricity with septic tank private drainage. The house has electric heaters and open fires. The studio has only electric heating.

Public Footpath: A public footpath runs through the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	3 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.

