

NYMNPA

07/10/2019

From: Chris Cummins
Sent: 07 October 2019 17:45
To: Planning
Subject: Re: Scar View, Raven Hall Road, Ravenscar , - NYM/2019/0569/FL

Afternoon Wendy

Is it possible to add some further details to our supporting documentation? School House on School Lane in Ravenscar has recently been put up for sale with an asking price of 450,000£, sales details of the property are attached. The property has now sold making 3 properties sold recently with asking prices in excess of 400,000£ which I believe gives further evidence that there is demand for property in Ravenscar and that “Market Conditions” are buoyant, contrary to comments made by the Parish Council in their impact statement.

Hopefully this information can be included with our previous statement prior to the hearing on 17th October.

Kind Regards

Chris Cummins

SCHOOL COTTAGE

ROBIN HOOD ROAD, RAVENSCAR

NYMNP

07/10/2019

Cundalls

Cundalls

ESTABLISHED 1860

Tel: 01751 472766

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SCHOOL COTTAGE

ROBIN HOOD ROAD
RAVENSCAR
YO13 0ES

A SUPERBLY SITUATED CHARACTER PROPERTY, SET WITHIN 1.6 ACRES OF GROUNDS & LAND WITH INCREDIBLE SEA & COASTAL VIEWS

Victorian former school providing over 1,600 sq.ft of accommodation with great scope for improvement

Entrance Hall – Bedroom Three – Cloak Room – Living Room – Breakfast Kitchen – Dining Room – Utility –
Integral Garage

Two First Floor double Bedrooms – Store Room - Shower Room & WC

Upvc double glazed throughout

Mature landscaped gardens – Off Street Parking

Grass paddock

GUIDE PRICE £450,000

FREEHOLD

DESCRIPTION AND BACKGROUND

As the name suggests School Cottage started life in the mid 1800's as the village school before undergoing renovation some 30 years ago to create a comfortable two storey home with a versatile range of accommodation. Whilst now in need of some cosmetic improvement, there is considerable scope to both enlarge and upgrade the current accommodation, subject to obtaining all necessary planning consents. The property offers an increasingly rare opportunity for a buyer to purchase a unique property within a sought after location where almost every room affords incomparable views.

The accommodation amounts to approximately 1,650 sq ft and comprises entrance hall, large living room with a dual aspect and oil fired stove, breakfast kitchen, dining room, utility with WC and cloakroom and a ground floor bedroom. On the first floor; large dual aspect double bedroom with joiner built storage, house shower room with separate WC and a further large double bedroom, currently subdivided to create a further storage room to the far end. Adjoining the property is a large integral garage with storage room which lends itself to being reconfigured to enlarge the current accommodation if required.

School Cottage is located down Robin Hood Road a quiet lane off the main Road into Ravenscar. There is parking to the front of the property on a tarmac area and within the integral garage. In total the property sits in 1.6 acres, with mature gardens to the rear and southern side and a grass paddock of approximately one acre.

Ravenscar is a peaceful, rural village set within the North York Moors National Park, some 10 miles north of the seaside town of Scarborough, 14 miles from Whitby and is renowned for its spectacular views over Robin Hoods Bay and the Heritage Coastline. As well as being in the National Park, much of the land around the village is owned by the National Trust and the Cleveland Way, Lyke Wake Walk and the Whitby to Scarborough cinder track follows the coastline. Ravenscar benefits from a Parish Church, Village Hall, National Trust Visitors Centre, Country House Hotel, Village Tea Rooms and part time post office facilities.

ACCOMMODATION COMPRISES

ENTRANCE HALL

3.70 m(12'2") x 3.30 m(10'10")

Exposed stone walls to part. Electric night storage heater. Telephone point. Stairs to the First Floor with fitted under stairs cupboard.

LIVING ROOM

6.40 m(21'0") x 4.80 m(15'9")

Electric night storage heater. Large picture window to the rear wall affording a spectacular sea and coastal view. Window to the front. Oil fired cast iron stove set within a stone surround, tiled hearth and stone mantel piece. Coving. Television point.



CLOAKROOM

1.70 m(5'7") x 1.50 m(4'11")

Tiled floor. Panelled walls to part. Window to the side. Electric meter and fuses. Consumer unit and main stop cock.

BREAKFAST KITCHEN

4.80 m(15'9") max x 3.10 m(10'2") max

Bay window to the front. Casement window and Upvc door to the rear. Fitted base and wall units incorporating double drainer stainless steel sink. Electric cooker point. Exposed stone walls to part.



DINING ROOM

3.40 m(11'2") x 3.00 m(9'10")

Casement window to the rear. Electric night storage heater. Delft plate rack

UTILITY ROOM

2.30 m(7'7") x 2.10 m(6'11")

Tiled walls to part. Low flush WC. Pedestal wash hand basin. Range of fitted cupboards. Casement window to the front. Plumbing for a washing machine.

BEDROOM THREE

3.40 m(11'2") x 3.30 m(10'10")

Exposed stone walls to part. Electric night storage heater. Sliding patio doors onto the raised decked terrace with sea views.

INTEGRAL GARAGE

5.60 m(18'4") x 4.30 m(14'1")

Electric metal up and over door. Double glazed window to the rear. Store room.

FIRST FLOOR

GALLERIED LANDING

Stairs on the half landing. Velux roof light.

BEDROOM ONE

5.60 m(18'4") x 4.40 m(14'5")

Velux roof lights to the front and rear. Joiner built fitted cupboards with hanging space.



BEDROOM TWO

4.80 m(15'9") x 4.30 m(14'1")

Velux roof light to the front. Roof truss to part. Fitted shelving. Sloping ceilings. A partition wall was erected to create the adjoining store room;

STORE ROOM

4.80 m(15'9") x 1.90 m(6'3") - Window to the side. Hot water cylinder.

SHOWER ROOM

2.10 m(6'11") x 1.80 m(5'11")

Corner shower cubicle. Pedestal wash hand basin. Velux roof light. Part tiled walls. Eaves storage. Electric wall fan heater.

SEPARATE WC

1.70 m(5'7") x 1.00 m(3'3")

Low flush WC. Velux roof light to the rear. Tiled walls to part.

GROUNDS & LAND

School Cottage's well stocked and colourful garden was bare grazing land when the current owner bought the property. Under their careful tenure the land has been meticulously landscaped to create the varied and mature grounds. Broad borders were created and filled with herbaceous shrubs and trees. Heather filled beds and rockery's filled with spring bulbs add colour and some fine specimens trees and conifers provide shelter and interest.

Bounded by predominantly dry stone walls with timber and wire fencing and timber gate to southern side. To the rear is a well-placed terrace, providing a place to sit out and look across the bay with the picturesque village of Robin Hoods Bay to the North and towards Scarborough Caste to the south. The land lies to the south eastern edge of the property with a separate access off School Lane. Currently used as grazing land the field is fenced to all sides. Seals can be sighted on the rocks below Ravenscar and there are miles of bridleways, foot and cycle paths almost literally from the front door of School Cottage. Adjoining the garage, overlooking the garden is a triple aspect conservatory with a mature fig tree.



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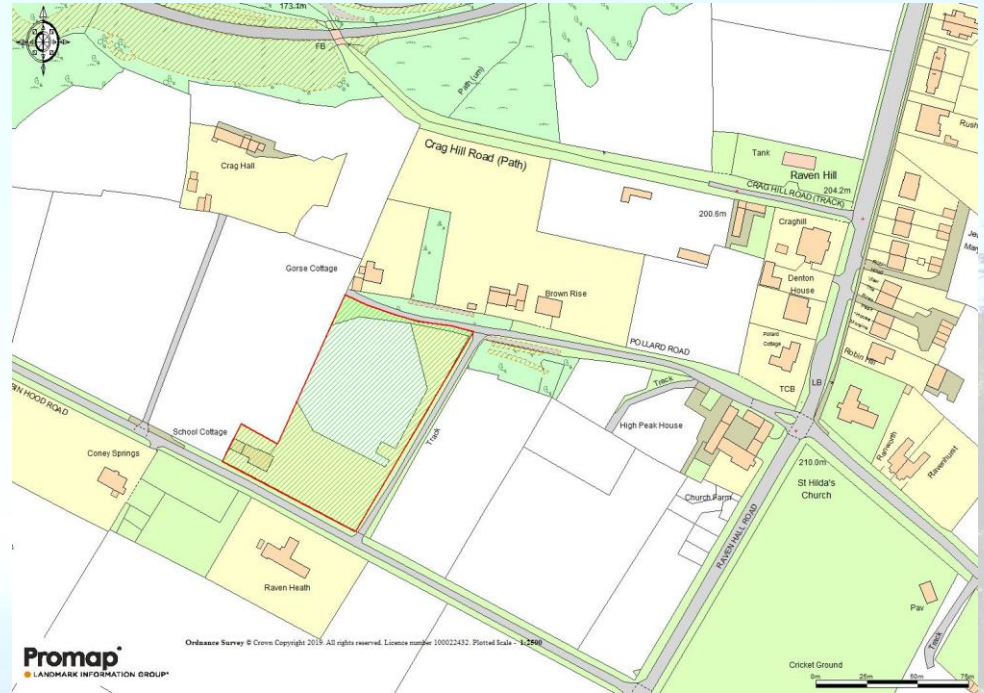


First Floor
 Approximate Floor Area
 774 sq. ft.
 (71.9 sq. m.)



Ground Floor
 Approximate Floor Area
 1,359 sq. ft.
 (126.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cricket Ground

GENERAL INFORMATION - REMARKS & STIPULATIONS

All carpet, curtains, light fittings, cooker, garden store, oil storage tank are all included in the sale.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

SERVICES

Mains water and electricity. Septic tank drainage

COUNCIL TAX & BUSINESS RATES

Band D Scarborough Borough Council

TENURE

We understand that the property is Freehold and vacant possession will give upon completion.

VIEWING

Strictly by appointment through the Agent's office in Malton, 01653 697820 or Pickering 01751 472766