



**FAIRLEAD COTTAGE, SANDSEND ROAD, SANDSEND,**  
£870,000

**Carter Jonas**

# FAIRLEAD COTTAGE, SANDSEND ROAD, SANDSEND, YO21 3SN

Fairlead Cottage occupies a prime seafront location within Sandsend, a picturesque fishing village situated between Whitby and Runswick Bay on Yorkshire's heritage coastline. The property is positioned to the end of an attractive terrace, constructed in 2015 of mellow sandstone and in keeping with the style of properties traditionally found in the area.

Immaculately presented throughout, the accommodation has been exceptionally well-maintained and upgraded in recent years. Optimising the fabulous coastal views, the living space has been cleverly redesigned; largely open plan, it features a bespoke hand-built kitchen and French doors opening onto a spacious, sunny courtyard garden.

The first and second floors comprise 4 double bedrooms, the principal bedroom benefitting from an en suite bathroom and a dressing room, and a contemporary house bathroom. All of the rooms enjoy uninterrupted sea views and plenty of light. Leading from the 4th bedroom, an additional loft-style room offers extra space for an occasional 5th bedroom or useful storage area.

The integrated garage can be accessed from the first floor or the rear of the house, alongside which there is a private driveway with space for 1-2 vehicles.

Sandsend is a beautifully unspoiled coastal village with a large expanse of sandy beach and stunning scenery. Home to the AA rosette restaurant Estbek House, and with excellent further amenities locally including a pub, this beautiful fishing village is a real gem, with easy access to a wide variety of amenities in nearby Whitby.

**TENURE** Freehold

**EPC BAND** C

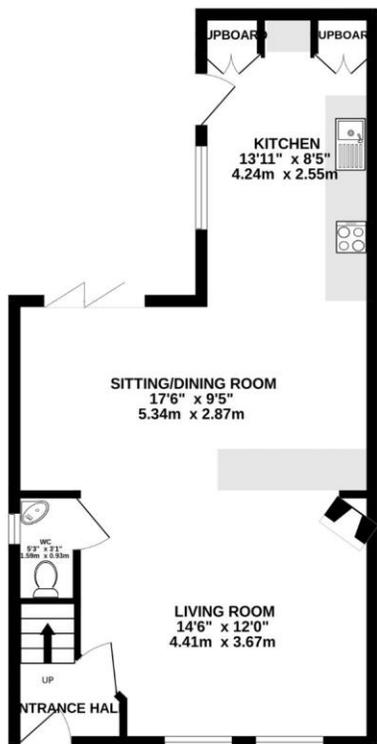
**A SUPERB SEAFRONT HOUSE WITH A GARAGE, DRIVEWAY PARKING AND GENEROUS COURTYARD GARDEN. LOCATED IN ONE OF NORTH YORKSHIRE'S MOST SOUGHT AFTER COASTAL VILLAGES.**



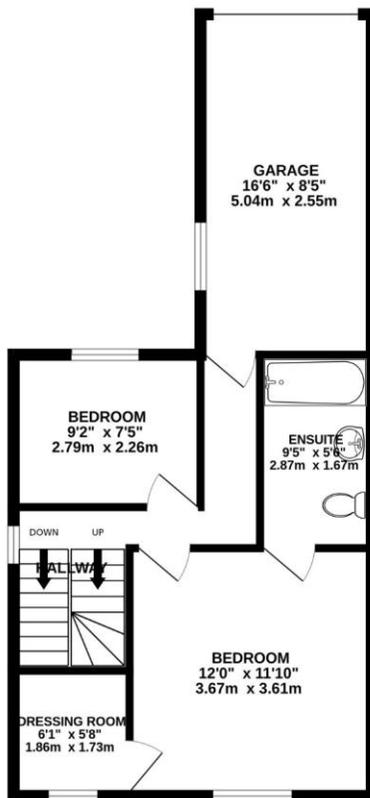




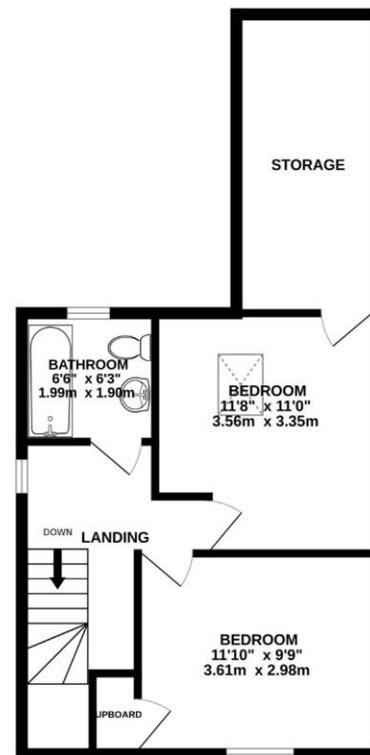
GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
514 sq.ft. (47.8 sq.m.) approx.

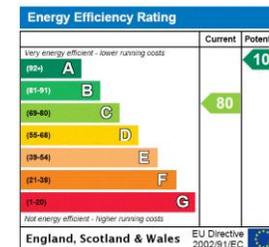


2ND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.