



High Street, Whitby, YO21

Guide Price £199,950

**hendersons.**  
estate agents



# Key Features

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- Charming Cottage
- Own Garden
- Village Location
- Easy access to Whitby



*A charming Grade II Listed cottage nestled in the heart of the picturesque and sought-after village of Ruswarp.*









A charming Grade II Listed cottage nestled in the heart of the picturesque and sought-after village of Ruswarp.

Offering two bedrooms and a delightful rear garden, this characterful home is brimming with appeal.

The ground floor comprises a generously sized lounge featuring a wooden window seat, an open brick fireplace where a gas fire or log burner could potentially be installed, and an under-stairs storage cupboard. A door from the lounge opens to the staircase leading to the first floor.

At the rear of the property, you'll find a welcoming kitchen/diner with wooden base units and exposed ceiling beams. Off the kitchen, a handy cupboard leads into the bathroom, which has been fitted with a modern white suite. A small utility area between the kitchen and bathroom houses the gas combi-boiler and provides plumbing and space for a washing machine.

The cottage features recently fitted secondary-glazed windows, designed to remain in keeping with the character of the property.

Upstairs, the first floor comprises two lovely bedrooms, one of which features a charming fireplace that adds to the cottage's character. An attic space above provides additional useful storage.

Although planning has lapsed for the installation of a Velux window in the loft space, this could be an option worth revisiting to enhance the space further.

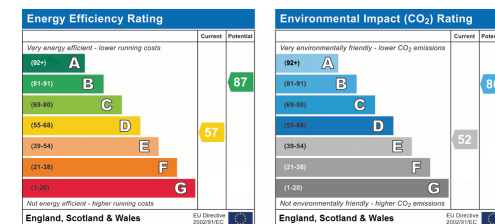
Accessed via a shared passageway, the cottage enjoys a peaceful, enclosed rear garden — mainly laid to lawn with pretty flower borders and a small storage shed. It's an ideal spot for relaxing, outdoor dining, or summer barbecues.

Ruswarp offers a wide range of village amenities just a short stroll away. The village lies only 1.8 miles from Whitby and features a railway station on the Esk Valley Line, with regular trains and passing heritage steam services. Other amenities include a bus service, primary school, a traditional pub, a popular restaurant and pleasure boating on the river Esk.

This characterful home offers a wonderful opportunity to enjoy village life with the convenience of nearby Whitby and scenic surroundings.

Call Hendersons today to arrange a viewing.





**Tenure Type:** Freehold  
**Council Tax Band:** B  
**Council Authority:**