

FAIRHAVEN

East Row, Sandsend, Whitby, North Yorkshire



FAIRHAVEN

Seafront cottage facing its lovely private garden, also with parking and wonderful views of Sandsend Bay.

Whitby 2 miles • Scarborough and Pickering 21 miles • York 46 miles

Vestibule • reception hall • 2 reception rooms • kitchen/ breakfast room • utility/store room • separate wc • laundry/boot room

Principal bedroom suite with bathroom and large dressing room • 2 further bedrooms • study/bedroom 4 • house bathroom

Walled rear garden • private parking area for 2 cars

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Fairhaven, East Row, Sandsend, Whitby, North Yorkshire YO21 3SU

Approximate Gross Internal Floor Area

2016 SQ FT / 187.3 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

This delightful coastal cottage enjoys an exceptional position, reassuringly elevated and protected, whilst overlooking the golden-sand beaches of Sandsend. Formerly the village art gallery, the property was thoughtfully and imaginatively converted, blending three elements: a traditional nineteenth-century cottage, a modern extension and a bespoke new-build section. The result is a distinctive and beautifully styled home that is truly one of a kind. Expansive picture windows frame the coastline, while the south-facing frontage opens onto a delightful walled garden offering shelter from the sea winds and privacy from the bustle of village life. The property also offers the significant advantage of two parking spaces.

- Beautifully renovated seafront cottage
- Remarkable views of Sandsend Beach
- Versatile accommodation extending over 2000 sq ft
- Wonderful living and bedroom space arranged over 2 floors
- Practical house with generous utility/storage areas
- South facing landscaped garden
- 2 private parking spaces
- Sandsend - the favoured seaside village in North Yorkshire



Tenure: Freehold

EPC Rating: C

Services & Systems: All mains services. Gas central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
Conservation Area

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Fairhaven offers exceptionally versatile accommodation, currently configured as three bedrooms with a dedicated home office, but capable of providing up to four bedrooms. The property is attached on one side to a smaller neighbouring cottage, with professionally installed soundproofing ensuring a high degree of privacy. A comprehensive renovation in 2016 was carried out by the current owners with meticulous attention to detail, maximising natural light and optimizing views to both the front and rear. High-quality hard wood windows are fitted throughout complemented by solid wood shutters in the main bedroom and some with electric blinds.

There are two distinct reception rooms, each designed for different purposes. The sitting/dining room is an impressive open-plan space, ideal for family gatherings or entertaining. Picture windows - one with a

built-in window seat - almost span the length of the wall, framing breathtaking views of this pretty stretch of northern coastline. In-built cupboards and engineered smoked oak flooring contribute to the room's cohesive finish. A double-sided wood-burning stove serves as a striking focal point, adding warmth and character not only to this room but to the reception hall behind.

To the rear, the generously proportioned living room, complete with an inset log-burning stove, offers a cosy and inviting retreat with a southerly aspect overlooking the garden.

The kitchen/breakfast room is bright and welcoming, with a south-easterly orientation and a breakfast table thoughtfully integrated into the Häcker Shaker-style cabinetry. It is finished with leathered granite work surfaces, a Neff induction hob and a full range of



integrated appliances. A fitted laundry/boot room with utility sink and external door, together with a separate utility room and separate wc, ensure all day-to-day practicalities are met.

The first-floor landing provides access to all bedrooms, each benefiting from either garden or sea views. The principal suite enjoys a private, southerly outlook and is accompanied by an en suite shower room and a spacious dressing room with generous concealed storage behind sliding cupboard doors. The house bathroom is double aspect, featuring contemporary Duravit fittings, including both a bath and a walk-in shower. Bedroom 2 is bright and airy, with windows on two sides and a corner fireplace (non-working), while Bedroom 3 faces the sandy bay and features wall-to-wall fitted wardrobes. The first-floor study with a fitted bookcase with adjustable shelves, offers one of the finest vistas on the Heritage Coast.

Outside

A lane off Meadowfield gives access to the two-car private parking bay above the garden.

The hillside garden is fully enclosed and thoughtfully landscaped across a series of terraces. Winding steps lead through herbaceous borders and gently curved beds, linking an upper terrace - perfect for sitting and enjoying the sea views - with a circular lawn below. The garden features an apple tree, two holly trees and a variety of well-established shrubs interspersed with spring bulbs.



A lofty eastern wall - with roses, a vine and an apple tree trained along its surface – ensures shelter from the sea winds and complete privacy from the road. At the top corner of the garden stands an outbuilding with a window and tiled roof, providing practical storage. A secure garden gate at the bottom provides easy secondary access to the village and seafront.

Environs

Sandsend is a small seaside village with a wide sandy beach that extends to Whitby. Beyond are the valleyed woodlands of the Mulgrave Estate. The village has a range of amenities including cafés, a dining pub, fish restaurant, shops, a doctors' surgery and a regular bus service. An 18th century stone bridge crosses the meandering beck which descends gently towards the sea.

The A174 skirts the coastline, connecting Whitby to the north, a five-minute drive away or popular walk along the beach at low tide. Whitby is a fine old seafaring town of national renown that sits at the heart of the Heritage Coast surrounded by the glorious scenery of the North York Moors National Park.

Directions

On the corner of Meadowfield and opposite Sandsend Café. The front elevation is at the rear of the property.

What3words: House ///parkway.defensive.inclines

Viewing

Strictly by appointment.



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