



Staithes Lane
Staithes, TS13 5AD

£379,950

Energy Rating : D



Staithe Lane

DESCRIPTION

Located in the centre of this highly sought after fishing village on the heritage coast, a substantial Character Victorian Property with accommodation arranged over three levels. The property has undergone many improvements during the current vendors ownership, all sympathetically done with care taken to retain many original features. Much larger than its outward appearance would have you believe, features include gas central heating, uPVC double glazing, a bay fronted lounge and separate dining room, a well equipped fitted kitchen with a host of appliances, four first floor bedrooms (three en-suite) with a further two bedrooms and bathroom to the second floor - this area could generate some income if offered as a holiday let (subject to the necessary consents) as one of the bedrooms incorporates a small kitchen area. With business opportunities in mind, this could be a fine family home, investment property (holiday lets or bed and breakfast), or bolt-hole property and certainly warrants an internal viewing. The views across the rural landscape towards Cowbar, the coast and sea are a joy and the location also offers easy access to the North Yorkshire Moors, the Cleveland Way and other coastal villages and towns.

Accommodation

Entrance Vestibule

With a connecting door to the hallway with original stained glass pains.

Reception Hallway *27' 5" x 5' 8" (8.35m x 1.73m)*

Attractive mosaic tiled floor, double radiator, coved ceiling, dado rail, understairs cupboard and a spindle staircase to the upper floors.

Dining Room *13' 5" x 11' 1" (4.09m x 3.38m)*

Upvc double glazed window, cupboard housing the wall mounted gas combination boiler, double radiator, impressive original fire place with a cast iron inlay, antique tiled surrounds (this is for ornamental use only). Alcove with a built in cupboard, coved ceiling and a wood floor.

Lounge *16' 3" x 14' 2" (4.95m x 4.31m)*

Upvc double glazed window with stained glass upper pains, beautiful coved ceiling which is an original feature of the house. Radiator, period fire surround with a cast iron inlay with an antique tiled inset and a Victorian marble hearth. Wood floor. Outstanding views towards Cowbar, the local countryside, coast and sea.

Kitchen *12' 1" x 13' 6" (3.68m x 4.11m)*

Range of wall and base units with cupboards and drawers, quartz worktops, inset 1 1/2 sink unit with mixer tap, integrated fridge freezer, built in 5 ring induction hob with a glass splashback and a double sized extractor hood over. Integrated dishwasher, 2 full size built in eye level fan assisted electric ovens. Space for a tumble dryer and washing machine. Dual aspect double glazed windows and a side access door and a double radiator.

First Floor Landing

Radiator.

Bedroom 4 *10' 0" x 7' 5" (3.05m x 2.26m)*

Upvc double glazed window to the front elevation taking in all the views over the rural landscape towards the sea and the coastline. Radiator, built in wardrobes to one wall.

Bedroom 1 *17' 8" x 11' 1" (5.38m x 3.38m)*

Coved ceiling, overhead storage cupboards, front aspect upvc double glazed window taking in the stunning views of the countryside. Radiator, additional built in cupboards.

En-suite

White 2 piece suite with a low flush wc and pedestal hand washbasin. Double sized shower enclosure with an electric shower, extractor unit and tiled walls.

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Bedroom 12' 10" x 13' 2" (3.91m x 4.01m)

Built in storage cupboards in the upper part of the alcove, radiator and additional storage cupboards. Rear aspect upvc double glazed window. Door to the tiled en-suite

En-suite

Tiled en-suite with a white 2 piece suite, low flush wc and pedestal hand washbasin. Quad shower enclosure with an electric shower and extractor unit.

Bedroom 10' 1" x 9' 9" (3.07m x 2.97m)

Dual aspect upvc double glazed windows (rear aspect). Radiator. Sloping ceiling.

En-suite

White low flush wc and pedestal hand washbasin, double length shower enclosure with electric shower, tiled walls, extractor unit and a upvc double glazed window.

Second Floor Landing

Retractable ladder gives access to a boarded and insulated loft space. Feature stained glass window.

Bedroom 22' 10" x 9' 2" (6.95m x 2.79m)

Dual aspect upvc double glazed windows. This room is situated at the front of the property with views towards the heritage coast and rural landscape. Built in cupboards, 2 radiators. Area opens to a kitchenette.

Kitchenette

Base units, laminate effect worktops and a double sink unit with mixer tap. Hill views in the distance

Bedroom 11' 5" x 10' 1" (3.48m x 3.07m)

Deep built in storage cupboard, front aspect upvc double glazed window with views towards Cowbar, local countryside and the coast. Window seat with storage below and a deep wardrobe.

Bathroom 5' 9" x 9' 5" (1.75m x 2.87m)

Quad shower enclosure with electric shower, chrome effect heated towel radiator, white low flush wc, wash handbasin with vanity cupboards below. Double glazed velux roof window, free standing slipper bath with side tap attachment, extractor unit. Room has a tiled finish.

Externally

Front Garden

Front garden has a lovely gated pathway with seating areas, hedging, camellia, established and mature planting. Rockeries.

Rear Garden

Enclosed and gated rear courtyard with covered electrical sockets, cold water tap. Upvc door to the rear, shed with electrics, and an additional walk in shed with electricity. The 2 sheds present currently as pens for animals.

Parking

Yes

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Staithes Lane

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