



Inglebys

Estate Agents



10 Upleatham

Upleatham Village, TS11 8AG

£450,000



A very unique opportunity to purchase a very well proportioned three/four bedroom, mid-terraced property in the idyllic village of Upleatham, benefiting from a large cottage garden to the rear and a quarter of an acre paddock with building potential (subject to council permissions) and three garages. The additional land benefits from a private gated access off the side lane. Upleatham is a peaceful village located between Saltburn and Guisborough, a short drive to either neighbouring towns which have direct access to either the beach or the North Yorks National Park.

The property itself boasts some fabulous features, a large hallway with wood panelling giving that ornate feel, a large living room with double doors to a conservatory overlooking the hills to the rear and door to the rear gardens. The country styled kitchen/breakfast room is a large L-shape, and benefits from a chimney breast, stone floors, access to the conservatory and rear garden. The rear barns have been brought into the main dwelling which means that off the kitchen there are two large rooms to the rear, which could be additional dining/sitting rooms or indeed an additional bedroom.

The first floor has three bedrooms and a family bathroom.



Property briefly comprises: On entering the property you are greeted by a sizeable hall/library with downstairs WC and two under-stairs cupboards, uPVC window to the front aspect, open staircase to the first floor and door to the lounge. The lounge is a huge space with wooden double doors on to the rear conservatory overlooking hills to the rear, a large family kitchen with breakfast area and brick fire surround and stone floors, to the rear of the kitchen are two additional rooms with many options providing flexibility to the ground floor. Upstairs there are three bedrooms and the family bathroom. Outside, there is an enclosed courtyard with access to the large cottage styled garden and shed, gate to the rear additional land which measures approximately 0.25 of an acre with triple garage, side driveway off the lane and large garden/orchard.

Tenure: Freehold
Council Tax: Redcar & Cleveland Band E
EPC Rating: To Follow

Entrance Hall 17'3" x 10'4" (5.26m x 3.17m)

Accessed off the front street via a double glazed door with carpet to the floor, period wooden cladding with picture rails to the walls, uPVC window to the front aspect and single radiator, large storage cupboard to understairs and further cupboard which houses the boiler, additional door to downstairs WC.

Downstairs WC 4'5" x 3'1" (1.37m x 0.95m)

White toilet suite with carpet to the floor.

Lounge 20'5" x 14'11" (6.24m x 4.56m)

A spacious, light and airy lounge with feature fire place and inset fire, wooden double doors onto the conservatory, carpet to the floor with coving to ceiling and picture rails, 2 x double radiators and door to kitchen.

Conservatory 19'4" x 6'11" (5.91m x 2.12m)

A really well proportioned sitting area with views over the hills to the rear and courtyard, finished in white uPVC with door to the rear courtyard and gardens, double radiator and tiled flooring.

Kitchen/Breakfast Area 21'1" x 14'7" red. to 10'4" (6.45m x 4.47m red. to 3.15m)

An L-shaped kitchen and breakfast area with stone flooring, a red brick fire surround to the breakfast area as you enter the room, door to the conservatory, a vast range of wall and base units to the kitchen all finished with farmhouse style doors and drawer fronts, laminated worktops with tiled splashbacks, double Belfast sink with mixer tap and uPVC window to the rear aspect, plumbing for washing machine and dishwasher, ceramic hob to the corner with overhead hood, double electric oven and integrated fridge/freezer. Access to additional sitting room and bedroom/hobby room.

Sitting Room/Study 14'10" x 10'1" (4.53m x 3.08m)

To the rear of the kitchen is a spacious room with options for many uses, carpet to the floor and 3 x uPVC windows to the rear and side aspect along with double radiator.

Reception/Bedroom 19'9" x 9'8" (6.02m x 2.97m)

Located off the side of the kitchen is another really spacious room with carpet to the floor, single radiator and uPVC window to the rear aspect.

First Floor

Bathroom 8'0" x 6'6" (2.44m x 1.99m)

The bathroom benefits from a white stand alone bath suite with separate shower quadrant and electric shower, part tiled walls, extractor, single radiator and uPVC window to the front aspect and wood effect vinyl flooring.

Bedroom 10'5" x 10'3" (3.20m x 3.13m)

A double bedroom with carpet to the floor, uPVC window to the rear with fabulous views over the hills and double radiator.

Bedroom 12'9" x 10'4" (3.89m x 3.17m)

A slightly larger bedroom, again with carpet to the floor, uPVC window to the rear aspect and those views over the hills, double radiator.

Bedroom 12'7" x 11'3" (3.85m x 3.44m)

An L-shaped bedroom with carpet to the floor, built in wardrobe, double radiator and 2 x uPVC windows to the front aspect.

Externally

Front.
Street parking to the front of the property.

Rear.
Immediately outside the conservatory and kitchen is a large gravelled low maintenance courtyard with picket fence and gate to the rear path. The cottage garden to the rear is offset to the left with gated access, a vast range of established tress, plants and borders with a lawned area, fruit trees and a pond, there is a large brick built shed with electricity and lighting. To the bottom of the garden are steps and gate to the additional 0.24 acre garden/orchard and triple garage. The garages have electricity, lighting and an alarm, a large concrete driveway with access off the side lane which is gated with additional orchard and garden.
The views from the garden are beautiful and the potential, subject to planning for additional building work on this plot are fantastic!

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

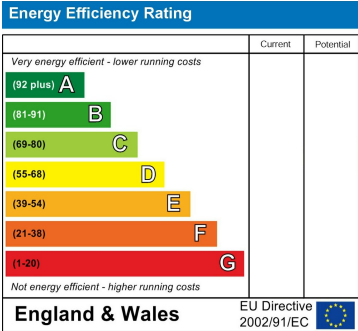
Area Map



Floor Plans



Energy Efficiency Graph



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