



Inglebys

Estate Agents



Berrywood 4 Railway Cottages

Mill Lane Skinningrove, TS13 4AS

£249,995



An exciting opportunity now exists to purchase this elevated well presented bungalow in the fishing village of Skinningrove, built in 2007 this two bedroom, detached bungalow boasts significant parking space with private access and low maintenance garden. Only a short walk to Cattersty Sands beach and the Cleveland Way this property benefits from a large kitchen/dining area, two well equipped bedrooms with a 'Jack n Jill' bathroom to the principal bedroom, views to the rear overlooking woodland. The boiler was replaced in March 2026 the property is now ready for its new owners.

Skinningrove is an old fishing village, with an unspoilt secluded beach known as Cattersty Sands with golden sand, sand dunes and walks along the Cleveland Way. Located between Saltburn and Staithes, it is a perfect base to explore neighbouring seaside towns and villages as well as the North Yorks National Park. Benefits from a local bus route to surrounding towns and villages, Saltburn only a 10 minute drive away which benefits from rail links.

Contact us now so that you do not miss the opportunity to own this lovely bungalow and enjoy coastal living....



Property briefly comprises:
A spacious entrance hallway, front lounge, large kitchen/dining area with patio doors to a decking area, spacious bathroom with Jack n Jill doors to hallway and principal bedroom, two well proportioned and equipped bedrooms with fitted wardrobes. Wrap around low maintenance pathways and gardens along with huge private driveway. There is the opportunity to negotiate additional parking to the front.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-D

EPC Rating: C.

Hallway

Accessed via white uPVC double glazed door, wooden flooring with 2 x radiators, loft access and doors to all downstairs rooms.

Lounge 15'8" x 12'2" (4.79m x 3.72m)

A well proportioned living room with uPVC bow window to the front aspect, carpet to the floor and coving to ceiling, feature fire surround with electric fire, double radiator and double doors to the hallway.

Kitchen/Dining Area 22'10" x 9'8" (6.98m x 2.96m)

A large kitchen/diner, tiled floor with a vast range of wall and base units finished with solid wooden doors and drawer fronts, granite effect worktops and tiled splashbacks, 1 1/2 bowl stainless steel sink/drainers with chrome mixer, stainless steel gas hob with pull out hood above, eye level double electric oven and integrated microwave, integrated fridge and freezer along with dishwasher, uPVC window to the rear aspect. To the dining area is a TV point, double radiator and uPVC Patio doors to the side decking area.

Utility Room 8'0" x 5'1" (2.45m x 1.56m)

The tiled flooring continues with a range of wall and base units and worktop with stainless steel sink/drainers, plumbing for washing machine, combi boiler, single radiator, uPVC window and door to the rear aspect.

Principal Bedroom 12'7" x 10'9" (3.85m x 3.29m)

With carpet to the floor and coving to ceiling along with a substantial range of fitted wardrobes and storage, this bedroom has a uPVC bow window to the front aspect, single radiator and door to the bathroom.

Bathroom 9'7" x 9'3" (2.94m x 2.84m)

A large well equipped bathroom with separate bath and shower cubicle. Wood effect laminated flooring, double shower enclosure with electric shower, extractor, wood effect vanity unit to toilet and basin, 2 x uPVC windows to the front and side aspect, downlights to the ceiling and single radiator.

Bedroom Two 11'1" x 9'3" (3.39m x 2.82m)

Another double bedroom with carpet to the floor and coving to ceiling, uPVC bow window to the front aspect, single radiator and fitted wardrobe and drawers.

Externally

The property has a block paved wrap around pathway, a large gravelled driveway which sweeps up to the side of the property, would easily accommodate up to four cars with private gate. There is a wooden decking area to this aspect from the kitchen/diner.

The rear overlooks woodland and to the other side aspect is a low maintenance gravelled garden area with wooden storage shed.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

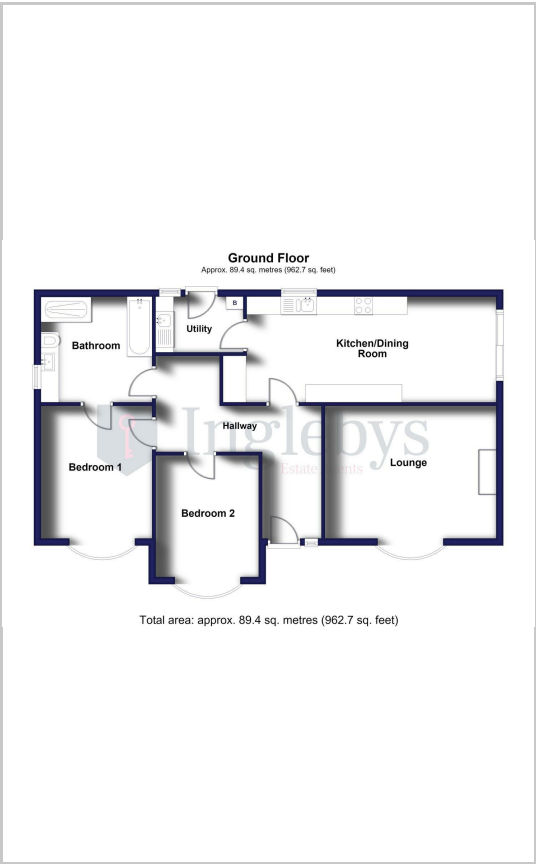
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

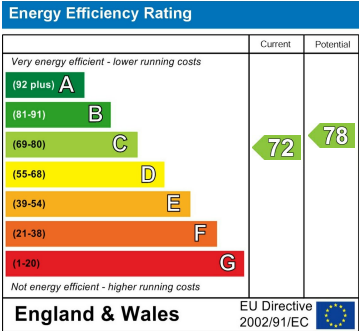
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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