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Estate Agents



Meadow View Cottage Holywell Farm

Loftus, TS13 4UG

£399,950



Where rural, tranquil living meets modern technology! A fabulous opportunity has arisen for someone to become the next owners of Meadow View Cottage in South Loftus, close by Grinkle Lane. This property offers a twist, a Sandstone built Farmhouse conversion with the addition of Solar heated water, Solar panels with Tesla battery back up as well as a feed in tariff offering a return from the energy supplier of circa £900 pa. All in all, a VERY cheap property to run given its size!

Meadow View is accessed via a private driveway, a truly rural location with only three neighbours, benefiting from approx. 1 acre of paddock with large stable and storage, an orchard with apple, plum and pear trees, decking area with mini-bar and sitting area, stunning views over meadow and moorland. There is an array of solar panels all gathering sufficient energy to run the property to minimum cost, solar heated water and direct water well supply, Tesla batteries storing unused energy while all the time returning back to the grid surplus energy and providing a small return year on year. EV Charging point, with Starlink satellite internet.

Internally the property offers some delightful features, a spacious lounge, ceiling beams and sandstone Inglenook fireplace with multi-fuel stove, conservatory overlooking the meadow, downstairs bedroom and bathroom, upstairs to the three further bedrooms, one with en-suite. Unusually there is also plenty of storage within the property....

If you are looking for rural peaceful living, with affordable outgoings then do not miss the opportunity to view Meadow View Cottage!



In short, Meadow View Cottage offers excellent family living with the flexibility of a downstairs bedroom for family members preferring not to deal with stairs, externally there is fantastic outside space, plenty of parking with the current owners previously using the stable as a garage. Little traffic meaning this should be a relatively safe place for children to enjoy the outdoors whilst sitting overlooking the idyllic views from your own bar!

Tenure details - Freehold.

Council Tax Band - Redcar & Cleveland Borough Council Band C

EPC Rating - D

Conservatory 22'2" x 6'10" (6.77m x 2.10m)
Accessed via the front of the property, finished in Oak style uPVC with large sliding patio doors opening the room up to the countryside. Separate access to the side with tiled floor, full opening window to the lounge, uPVC doorway to the lounge.

Lounge 24'10" x 14'11" (7.57m x 4.55m)
A spacious family room with beamed ceiling, large sandstone Inglenook fireplace with 17th century tiled hearth, multi-fuel stove providing that cosy warm feeling to chilly evenings, solid wooden flooring, 2 x modern storage heaters, uPVC window to the front aspect, doors to staircase and kitchen.

Dining Area 12'3" x 12'0" (3.75m x 3.66m)
Wood effect flooring with storage heater, range of wall ad base units finished with wood effect doors and drawer fronts, granite effect worktops with tiled splashbacks, plumbing for washing machine, uPVC stable door to the side aspect, under-floor heating which follows through to the kitchen, open to kitchen area.

Store/Pantry 8'3" x 5'1" (2.54m x 1.57m)
Store/Pantry with uPVC stable to door to the side aspect, lighting and electricity located off the dining area.

Kitchen 11'3" x 9'0" (3.43m x 2.75m)
Under-floor heating continues through to the kitchen with a range of wall and base units all finished with dark wood doors and drawer fronts, granite effect worktops with tiled splashbacks, uPVC window to the side aspect, 1 1/2 bowl stainless steel sink/drainer with chrome mixer, gas range (bottled gas) with double oven and five ring hob, black hood over, downlights to ceiling and door to rear hallway. Off the rear hallway is also a sizeable pantry.

Bedroom Four 10'4" x 9'0" (3.17m x 2.75m)
A double bedroom with carpet to the floor, built in wardrobes, with uPVC window to the side aspect and electric wall heater.

Downstairs Bathroom
A white P-shaped bath suite with mixer shower over bath and shower curtain, white toilet and basin with tiled walls, extractor, uPVC window to the side aspect and downlights, large airing cupboard which also houses the water cylinder.

First Floor
Landing is carpeted with uPVC window to the side aspect.

Bedroom One 12'0" x 9'7" (3.66m x 2.94m)
A double bedroom with carpet to the floor, uPVC window to the front aspect with shutters, 2 x Velux windows with black out blinds to the side aspect, fitted wardrobe and door to en-suite.

En-suite
Shower cubicle with mixer shower, white toilet and basin, tiled walls, chrome heated towel radiator, wood effect vinyl flooring, Velux window and storage cupboard.

Bedroom Two 14'7" x 8'10" (4.47m x 2.70m)
A double bedroom with carpet to the floor, uPVC window to the side aspect and Velux window to the side aspect.

Bedroom Three 7'6" x 6'11" (2.29m x 2.12m)
A single bedroom with carpet to the floor and Velux window to the side aspect.

Externally
The property does own the archway to the shared courtyard at the rear.
Front.

A fabulous outlook looking out over meadowland and the moors, there is parking to the front for up to four/five cars with an EV charger, all block paved. Wooden gated access to the paddock and garden area. The paddock is approximately 1 acre and grassed with a selection of fruit trees to the bottom of the paddock, a large stable (9.38m x 3.47m which has been used in the past to garage a vehicle) and store (4.32m x 3.57m). Towards the main property is a decked area for relaxing along with an summerhouse currently used as a bar area (measuring 2.74m x 2.68m), next to this is the storage for the water filtration system from the well.
Side.

Access to the right side of the property and the ginnel at the rear which houses the meters and Tesla storage batteries.
Electric ride on mower will be sold with the property.

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.

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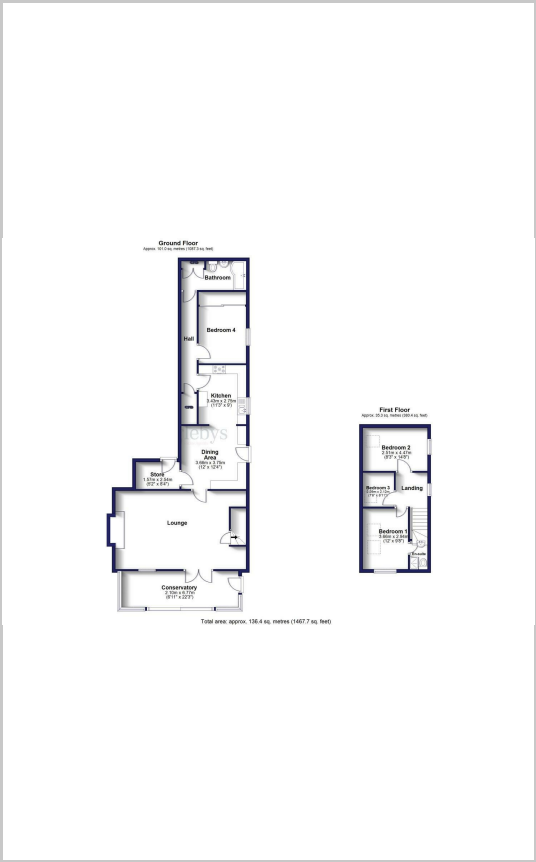
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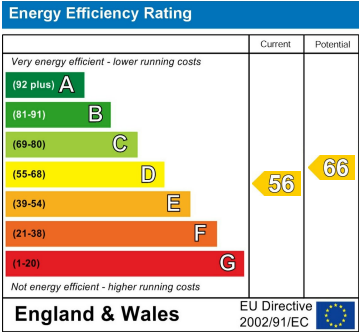
Area Map



Floor Plans



Energy Efficiency Graph



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