



# Inglebys

Estate Agents



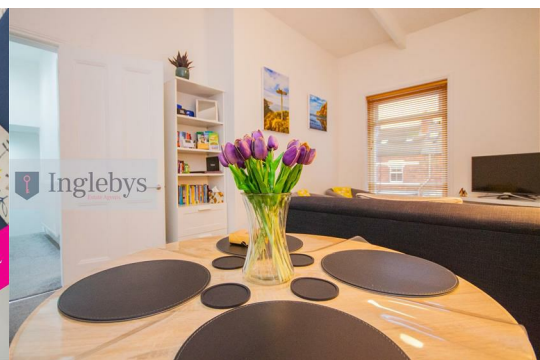
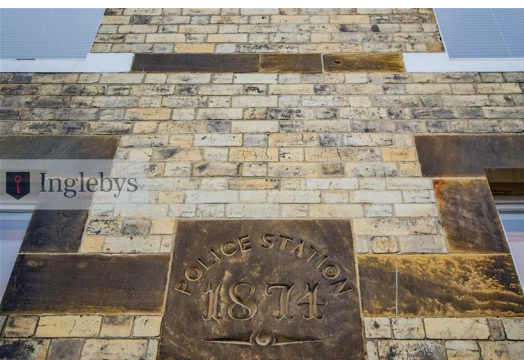
## 2 & 2A The Old Police Station, Emerald Street

Saltburn-By-The-Sea, TS12 1ED

**Offers Over £325,000**



Welcome to The Old Police Station. A rare freehold opportunity offering two beautifully converted 2-bedroom apartments located inside a chapter of Saltburn's history.



First-Floor Apartment

Built in 1874, as proudly marked in the original brickwork, this striking property began life as Saltburn-by-the-Sea's police station on Emerald Street, serving the town faithfully until the 1930's. Today, it stands as a brilliant example of how historic architecture can be thoughtfully repurposed for modern living. The building has been lovingly and intelligently converted into two self-contained, high-quality holiday let apartments, each with its own private entrance and distinct character. Period charm blends seamlessly with contemporary finishes, from the inviting log burner in the ground floor apartment to the light-filled open-plan layouts throughout. Outside, a surprisingly private front forecourt provides a calm buffer from the town centre buzz, while the rear yard and brick-built outhouses add valuable storage and practicality.

With each apartment on its own individual title deed, while being sold together with the freehold of the entire building. This provides an unusually flexible and attractive ownership structure, appealing to both investors and owner-occupiers alike.

Whether you're looking to step straight into a ready-made, successful holiday let business, or acquire two exceptional apartments in a prime coastal location, this is a rare and versatile opportunity that simply doesn't come around often.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Currently Exempt due to Holiday Lets.

EPC Rating:  
Apartment 2: D-Rating.  
Apartment 2A: C-Rating.

#### Ground-Floor Apartment

**Entrance Vestibule 4'1" x 3'10" (1.27m x 1.18m)**  
Wooden door to the side elevation. Recessed coir entrance mat. Tiled floor. Wooden stained glass door opening the the Hallway.

**Hallway 20'3" x 3'11" (6.19m x 1.20m)**  
Storage cupboard. Radiator. Karndean flooring.

**Living Room 10'9" x 10'3" (3.29m x 3.14m)**  
Glazed sash window to the front aspect. Carpeted. Log-burning stove. Radiator. Open access to the Dining Area.

**Dining Area 10'9" x 7'11" (3.29m x 2.42m)**  
Glazed sash windows to the front & side aspects. Carpeted.

**Kitchen 11'8" x 7'9" (3.58m x 2.38m)**  
A range of wall, base & drawer units. Wood block worktops incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & ceramic hob. Windows to the front & side aspects. Vinyl tile effect flooring. Open access to the Utility Area.

**Utility Area 6'5" x 3'9" (1.97m x 1.16m)**  
Plumbing for washing machine or dishwasher. Space for fridge / freezer. UPVC Double glazed window to the rear aspect. Vinyl tile effect flooring.

**Bedroom One 12'4" x 9'7" (3.78m x 2.94m)**  
Cast-iron fireplace. Radiator. Carpeted. UPVC double glazed window to the rear aspect.

**Bedroom Two 12'4" x 9'6" (3.78m x 2.91m)**  
UPVC Double glazed window to the rear aspect. Radiator.

**Bathroom 7'9" x 7'4" (2.38m x 2.24m)**  
Panel P-Shape bath with shower above. Glazed shower screen. Hand basin with vanity unit. Low-level W/C. Radiator. Part-tiled walls. UPVC double glazed window to the rear aspect. Vinyl flooring.

#### External

**Rear Elevation**  
Enclosed yard with gated access to the alley & outhouse storage.

#### First Floor Apartment

**Entrance & Staircase / Landing**  
Stairs to the first floor landing. Carpeted. Radiator.

**Living Room & Dining Area 15'8" x 10'2" (4.78m x 3.11m)**  
2x windows to the front & side aspects. Carpeted. Radiator.

**Kitchen 8'7" x 6'5" (2.63m x 1.96m)**  
A range of wall, base & drawer units. Granite effect worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & ceramic hob. Space for undercounter fridge or freezer. Plumbing for dishwasher or washing machine. UPVC double glazed window to the side aspect. Vinyl flooring.

**Bedroom One 13'10" x 13'3" (4.22m x 4.06m)**  
Window to the side aspect. Carpeted. Radiator.

**Bedroom Two 11'7" x 11'5" (3.55m x 3.50m)**  
Window to the front aspect. Carpeted. Storage cupboard over the stairs. Radiator.

**Shower Room 7'5" x 6'5" (2.27m x 1.96m)**  
Walk-in corner shower cubicle. Pedestal hand basin. Low-level W/C. UPVC double glazed window to the side aspect. Extractor fan. Vinyl flooring. Heated towel rail.

#### External

**Front Elevation**  
Enclosed forecourt with decorative gravel, greenery, and hedgerow around the perimeter leading to the main street.

**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.

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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.

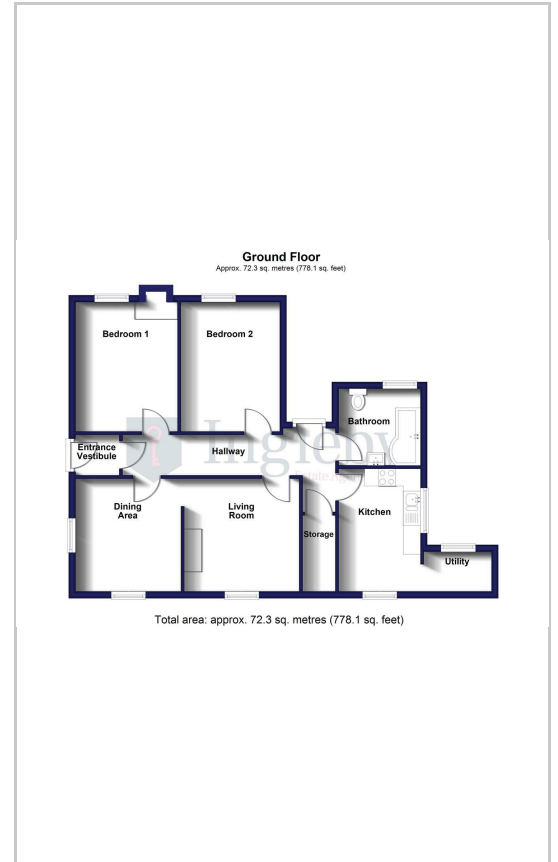
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	