



Inglebys

Estate Agents



17 Stone Row

Skinningrove, TS13 4BE

£230,000



Refurbished by the current owners to the highest of standards with no stone left unturned, currently used as a successful holiday let 'Poets Corner' on Stone Row in the fishing village of Skinningrove has a little bit of everything.

Come and view this surprisingly spacious sandstone cottage in the heart of Skinningrove, only a short walk to the untouched Cattersty Sands beach and the Cleveland Way, local bus route on your doorstep and free street parking out front (permit parking).

Appealing to buyers of all types this property has been taken right back to brick and rebuilt with some really sympathetic touches, which range from original sandstone walls, Oak door surrounds and a wood burning stove set within an Inglenook Fireplace.

Benefiting from three double bedrooms, a spacious lounge and much extended kitchen with lantern roof, a shower room and bedroom downstairs as well as a family bathroom upstairs with two double bedrooms, uPVC double glazed units with composite doors and gas central heating, there really is nothing else to consider... The property is being sold fully furnished, and ready to go.



Very seldom do properties come up for sale on Stone Row, and certainly not to this standard! Poets Corner offers three well proportioned bedrooms along with two bathrooms and spacious living areas downstairs, as well as a private courtyard to the rear.

Tenure: Freehold
Council Tax: Redcar & Cleveland Band A
EPC Rating: C

Hallway
Accessed via a composite front door, there is carpet to the floor and single radiator, access to downstairs bedroom, shower room and lounge.

Bedroom Three 14'4" x 8'9" (4.38m x 2.68m)
A spacious double bedroom with carpet to the floor, single radiator and uPVC window to the front aspect.

Lounge 20'6" x 11'10" (6.26m x 3.61m)
A surprisingly well proportioned lounge giving a real light and airy feel with carpet to the floor, an Inglenook fireplace with wood burning stove, tiled hearth and Oak mantle, uPVC window to the front aspect and double radiator. Open doorway finished in solid Oak and original sandstone.

Shower Room 9'3" x 5'6" (2.82m x 1.70m)
A wet room with sealed floor, white low level toilet and basin, electric shower and shower curtain, part tiled walls, extractor, period radiator and towel rail along with uPVC window to the side aspect.

Kitchen/Dining area approx. 19'0" x 11'5" (approx. 5.81m x 3.48m)
A real showpiece for the property is the kitchen/dining area, with lantern roof providing plentiful natural light to the room, a range of wall and base units finished with Sage coloured shaker style doors and drawer fronts, woodblock effect worktops with matching upstands, white enamel sink/drainers with chrome mixer, uPVC window to the rear aspect, ceramic hob with black hood, single electric oven, plumbing for washing machine and space for dryer, under-stairs cupboard, large single radiator and composite door to the rear courtyard.

First Floor
Bedroom One 14'3" x 12'9" (4.36m x 3.91m)
A large double bedroom with carpet to the floor, uPVC window to the front aspect and single radiator.

Bedroom Two 11'11" x 12'0" (3.65m x 3.66m)
Another equally impressive bedroom with carpet to floor, uPVC window to the front aspect and single radiator.

Family Bathroom 9'0" x 7'11" (2.75m x 2.43m)
With ample space there is a three-piece, white bath suite with mixer shower and glass screen over bath, white low level WC and basin, tile effect vinyl flooring and part tiled walls, period radiator and towel rail along with uPVC window to the rear aspect.

Externally
Front.
Street parking to the front directly outside the property, which is currently residents permit parking only.

Rear.
An enclosed rear courtyard with paved floor sheltered seating area and gate to the rear street.

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.

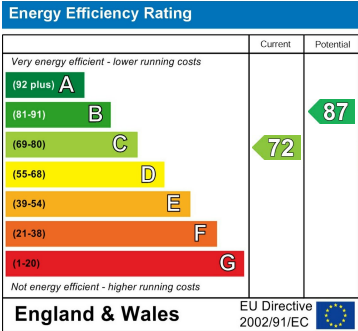
Area Map



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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com