



Hollymead Hollymead, Swilly Lane

Skelton-In-Cleveland, TS12 2BH

Offers Over £650,000



A once in a lifetime opportunity to acquire a truly stunning bespoke residence, which occupies a generous elevated plot, affording breath-taking views across Skelton and out to sea. Four reception rooms, and four double bedrooms, make an exceptionally versatile family home.



Set in a large plot, with mature gardens, large double garage and two driveways providing ample parking for several vehicles. The architect designed transformation and extension of an existing property to create a new stunning family home was completed in 2014, and we cannot recommend viewing highly enough.

Negative shale test available

Tenure: Freehold

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

EPC: Awaiting New EPC.

Entrance Hall 8'8" x 10'2" increasing to 20'10" (2.65m x 3.1m increasing to 6.36m)

Hormann aluminium door with glazed side panel, two double glazed aluminium windows, fitted shelving currently used as a library, space extends to 6.36m with bespoke aluminium bi-folding doors offering extensive views, stone floor with under floor heating.

Cloakroom 5'8" x 4'5" (1.75m x 1.35m)

Low level w.c, wash hand basin in vanity unit, chrome mixer tap, towel rail double glazed window access to large storage cupboard housing Lutron computerised lighting which is present throughout the house, telephone point

Living Room 24'2" x 20'7" (7.37m x 6.28m)

Slide-opening large picture window to the front, bespoke bi-folding aluminium doors to the side with integral electronic blinds, giving access to the large decking area, stone floor with underfloor heating, uplighters and electric points. Large understairs storage cupboard with automatic lighting, stairs to first floor Principal Suite.

Office 9'5" x 6'2" (2.89m x 1.88m)

Currently fitted as an office, with double glazed windows, but with the water and waste fitting capped but remaining in place behind the walls to allow for the easy change to a second kitchen should multigeneration living be required

Principle Suite 20'6" x 15'4" (6.27m x 4.69m)

A truly breath-taking Principal bedroom with vaulted ceiling and glazed to two sides, French doors to Juliette balcony, fitted wardrobes, Mitsubishi air-conditioning unit (providing heat source if required). Timorous Beasities carpet.

En-suite Bathroom 9'5" x 9'3" (2.89m x 2.83m)

White fitted Duravit suite, large bath, double shower with glazed screen, double sinks in matching vanity units and cabinets low level w.c, large glazed window to the side aspect, two heated towel rails, underfloor heating.

Library Reading Area 11'10" x 11'0" (3.63m x 3.36m)

Currently used a study and shelved as a continuation of the library, 3 pane bespoke aluminium picture window, Karndean flooring, radiator

Inner Hall

Spacious hallway, with door with glazed side panels leading to the balcony, Karndean flooring, radiator, telephone point, understairs cupboard housing secondary Lutron lighting board and house alarm, stairs to the first floor.

Lounge 14'9" x 11'11" (4.5m x 3.65m)

3 pane bespoke aluminium picture window, further window to the side aspect, gas fire with feature surround, Karndean flooring, radiator

Dining Room

Double glazed window to the side aspect, Karndean flooring, radiator

Kitchen 13'8" x 11'9" (4.19m x 3.59m)

Range of wall base and drawer units with centre island, Silestone worktops, inset stainless steel Franke sink and a half with mixer tap, integrated dishwasher & washing machine, full length fridge and freezer. Eye-level Neff combination oven and microwave with warming drawer, Eye-Level Neff Fan oven. To the island a five ring Neff induction hob with Neff extractor over. Dual Aspect windows and door giving access to the garden. The kitchen also benefits from a mature 'Green' roof

Family Bathroom 7'8" x 5'6" (2.35m x 1.68m)

White Duravit bathroom suite, low level w.c, wash hand basin in vanity unit, panel bath with glazed screen, Hansgrohe shower fitting. Large window, towel rail

Bedroom 12'0" x 11'10" (3.66m x 3.63m)

Karndean flooring, radiator, remote control lighting.

Stairs to First Floor

From Inner Hallway

Large Dual Aspect Landing 24'2" x 7'6" (7.37m x 2.31m)

With space for seating areas to each aspect, the front aspect providing a peaceful spot with stunning views.

Second Bedroom 11'10" x 10'8" (3.61m x 3.26m)

Double glazed window to the side aspect, fitted wardrobes, radiator, access to loft storage, boarded with lighting.

En-Suite 5'11" x 2'10" (1.81m x 0.88m)

Bespoke Matki glazed shower cubicle, Hansgrohe shower fitting, low level W/C, hand basin, towel rail.

Third Bedroom 11'11" x 9'6" (3.65m x 2.91m)

Double Glazed window to the side aspect, fitted wardrobes, radiator

Laundry 5'1" x 5'8" (1.57m x 1.75m)

Miele tumble dryer, fitted storage. Large cupboard to the side housing Worcester boiler, and water cylinder, linen shelves. Access to eaves storage with light.

Externally

Large Decking Area

Millboard Balcony with Glass Balustrade showcasing breathtaking panoramic views over the local area and out to sea. Steps lead down to the garden.

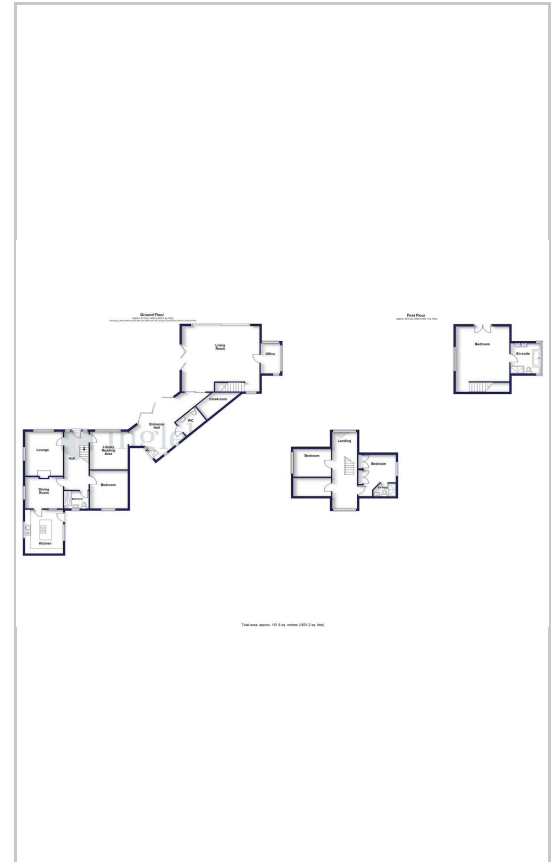
Enclosed Garden

Large private wrap around garden laid mainly to lawn with a huge variety of plants and shrubs. Garden Room with lighting and power. Greenhouse, elevated Summer House.

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			
England & Wales		EU Directive 2002/91/EC	

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