



# Inglebys

Estate Agents



## Egg Cup Farm Egg Cup Farm, High Street

Skelton-In-Cleveland, TS12 2LA

**£374,950**



Having undergone extensive renovation, Inglebys are delighted to offer for sale Egg Cup Farm, a truly stunning, 4-bedroom detached sandstone residence, Occupying a substantial plot in the heart of Skelton.



Centrally located on Skelton High Street, Egg Cup Farm has recently undergone extensive and sympathetic renovation, and now provides exceptional family accommodation, set in a generous plot. With off-street parking for multiple vehicles, viewing of this stunning residence is a must.

Tenure Details: Freehold.

Council Tax Band: Band-D.

EPC Rating: D-Rating.

**Living Room 18'4" x 14'5" (5.59m x 4.39m)**

Wooden Front Door, Dual Aspect uPVC double glazed windows, double sided wood burning stove on slate hearth, 2 radiators

**Kitchen 17'2" x 13'11" (5.23m x 4.24m)**

2 x uPVC double glazed windows, double sided wood burning stove, range of wall, base & drawer units, centre island, gas range cooker, with concealed extractor fan, integrated fridge/freezer and dishwasher. Plumbing for automatic washing machine/dishwasher original beamed ceiling, Belfast sink unit, tiled flooring, tiled splashbacks, radiator, opening to dining room

**Dining Room 12'4" x 9'8" (3.76m x 2.97m)**

2 x uPVC double glazed windows to the side & rear aspects. Original beamed ceiling. Tiled flooring. Wooden door opening to the rear elevation. Radiator. Access to ground-floor W/C.

**Ground-Floor W/C 5'4" x 3'3" (1.64m x 1.00m)**

Low-level W/C. Pedestal hand basin. Tiled floor.

**Office / Ground-Floor Bedroom 12'2" x 10'11" (3.72m x 3.33m)**

UPVC double glazed window to the front aspect. Carpeted. LED downlighting. Radiator.

**Inner Hall 12'2" x 6'10" (3.72m x 2.09m)**

UPVC double glazed window to the side aspect. Exposed sandstone wall. Carpeted. Wood paneling. Radiator. Stairs leading to the first floor.

**First Floor Landing 9'1" x 7'0" (2.79m x 2.15m)**

UPVC double glazed window to the rear aspect. Carpeted. Exposed sandstone wall & original beam.

**Bedroom One 12'4" x 10'11" (3.78m x 3.34m)**

UPVC double glazed window to the front aspect. Carpeted. Radiator. Fitted wardrobes.

**Bedroom Two 13'3" x 10'11" (4.04m x 3.33m)**

UPVC double glazed window to the front aspect. Carpeted. Exposed beam. Radiator.

**Bedroom Four 7'10" x 6'6" (max) (2.41m x 2.00m (max))**

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

**Bathroom 10'10" x 7'0" (3.32m x 2.15m)**

Walk-in shower cubicle. Panel bath. Low-level W/C. Hand basin in the vanity unit. Laminate flooring. Exposed sandstone walls & beams. UPVC cladded ceiling with LED downlighting.

**External**

**Front Elevation**

Large graveled driveway accessed from the main road via double gates, providing ample, secure off-street parking. Large garden space to the front & side aspects, mostly laid to lawn with established borders & flowerbeds, with mature trees along the perimeter of the garden. Large raised decking / outdoor seating area to the side aspect.

**Rear Elevation**

Low-maintenance courtyard.

**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.

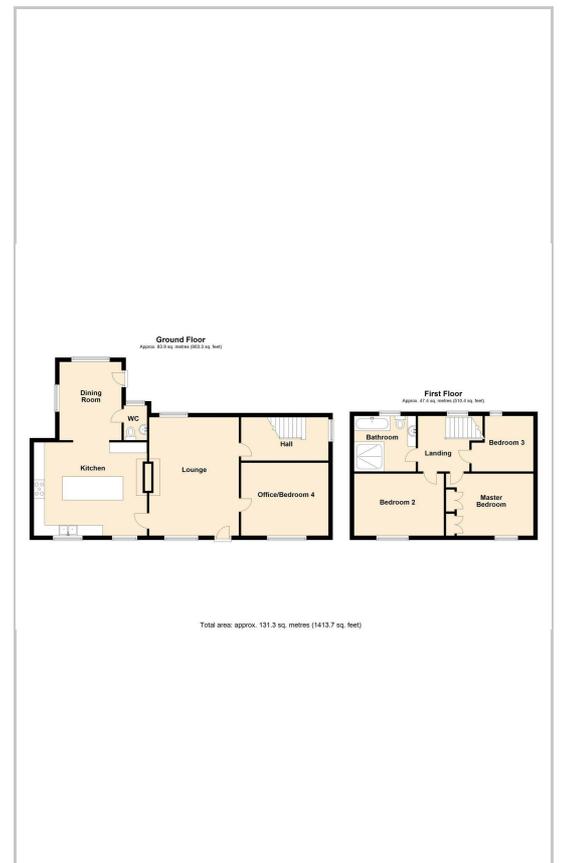
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

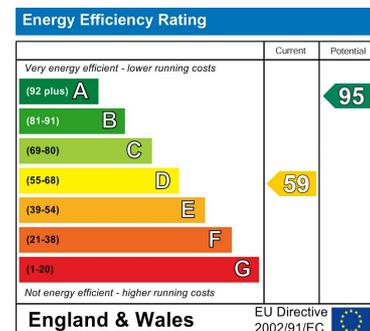
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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