



The Lane, Saltburn-By-The-Sea, TS13

Guide Price £600,000

hendersons.
estate agents



Hendersons Introduce Shrubberies Farm, a contemporary farmhouse with a 1.5 acre paddock and variety of stone outbuildings.



Key Features

- Farmhouse
- 1.5 acre paddock
- Potential for barn conversions
- Ample parking
- Various out building
- Quiet rural location
- Oil central heating









Found within the rural hamlet of Mickley, occupying a peaceful yet accessible countryside setting, this property will certainly impress if you are looking for a family home or a property that offers potential for barn conversions and/or making use of the paddock that is set within beautiful surroundings.

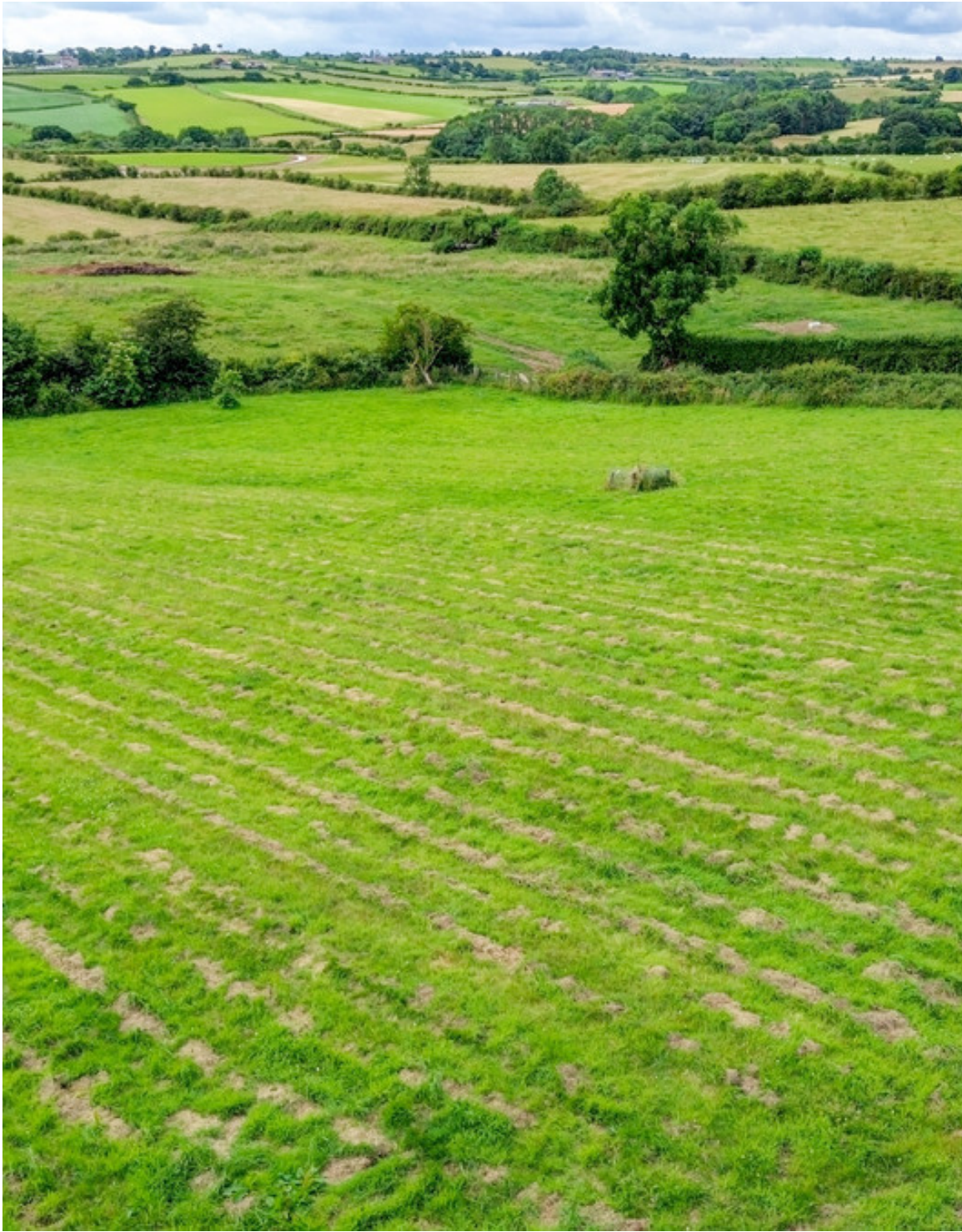
The traditional stone-built accommodation offers a three bedroomed home over two floors. Once inside, the double height open plan kitchen/reception room offers an impressive welcome, here you will find a spiral staircase with gallery landing and a stylish kitchen with breakfast bar and range of integrated appliances. From the kitchen, there is a lounge and separate dining room made open plan by double doors. Other useful amenities to the ground floor is a utility room, wet room with shower and a w.c.

Up the stairs there are three well-proportioned bedrooms and a house bathroom that comprises bath, separate shower, w.c and hand basin. The loft is accessed via a pull down ladders and offers additional storage or potential to convert in to another bedroom.

Externally the farmhouse sits behind a gravelled and lawned front courtyard providing private parking. Adjoined are four outbuildings which offer potential for conversion into cottages or even creating a coach house style property for access to the large rear garden and paddock. There is also a double garage.

To arrange a viewing, call Hendersons today!









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band: E
Council Authority:

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