



Gofton Place, South Terrace

Guide Price £675,000

## Gofton Place, South Terrace

An exceptional and prestigious country residence, tucked away and with outstanding rural views. Situated in a perfect spot to enjoy the countryside and the coast, Gofton Place is now spectacular, with generous proportions and versatile accommodation, ideal for family life (and extended family too). This fine home has been beautifully refurbished, skilfully extended and finished with luxurious touches. There is just over 3000 sq ft of accommodation, with bedrooms and bathrooms arranged over the ground and first floors – perfect for guests and for contemporary family living.

Please Note: The current owners have undertaken a complete programme of works including: the creation of a spectacular open-plan kitchen/living/dining space that opens onto the south-west facing garden; stone flooring throughout the ground floor; re-rendering with insulation; new windows & doors; re-roofing; full re-wiring; re-plumbing.

**Ground Floor** - with stone flooring throughout

**Entrance Hall** - Spacious and welcoming with open-tread oak staircase and glass panelling, tiled feature wall. Door to: Cloakroom/WC.

**Living Room** - A stylish reception room, offering a cosy yet luxurious retreat and featuring a modern Venetian plaster surround, recessed ceiling lighting, space for built-in tv.

**Open-Plan Living/Dining/Kitchen**

This is open plan living at its very best. Skilfully designed, with exceptional attention to detail and distinct zones for cooking, dining for smaller and larger numbers and space for the most comfortable seating imaginable. Sleek and contemporary but also inviting - feeling very much the heart of the home. Featuring an impressive vaulted ceiling with Velux windows, two sets of bifold doors creating the perfect indoor/outdoor room and opening onto the south west facing rear terrace, together with modern log burner with Venetian plaster surround. Space for built-in tv. Dining area with a run of built-in units.





### **Kitchen Area:**

Designed with the keen cook in mind and fitted with contemporary units, which have elegant rose-gold detailing. Quartz worktops, including a large central island with a breakfast bar. Integrated appliances: full-sized fridge and freezer, two ovens, microwave, warming drawer, dishwasher and induction hob with pop-up extractor.

### **Utility Room**

A very smart and well thought out room, echoing the country feel and with door to the rear terrace. Fitted units, sink and worktop. Space for appliances, and storage cupboard housing boiler and water cylinder.

### **Two Ground Floor Double Bedrooms With En-Suites**

Characterful double bedrooms, each with an en-suite shower room and fitted wardrobes, and one with a lovely outlook of the garden.

### **First Floor Landing**

Extremely bright with dual aspect Velux windows, and spacious enough for each room to feel quite private. Doors to all rooms.

### **Principal Bedroom Suite**

A stunning and luxurious suite, designed as a retreat, and to make the most of the wonderful view. Large window, feeling like a wall of glass, overlooking the garden and open fields, plus four Velux windows.





## Dressing Room

An exquisite room that has been superbly fitted.

## En-Suite Bathroom

Pure luxury with walk-in shower, freestanding bath, double marble basin unit, part-tiled marble walls.

## Two Further Double Bedrooms and House Bathroom

Both bedrooms are bright and airy, generously proportioned and with fitted wardrobes. The bathroom is chic with contemporary bath, wash hand basin, separate shower & wc.



## Externally

An impressive approach via a block-paved driveway providing ample off-road parking and access to the garage.

The south-west facing rear garden is exceptionally generous and has a real feeling of privacy. Laid mainly to lawn, it has steps up to the raised terrace - perfect for entertaining and enjoying the open aspect. This garden is a joy as it is but equally provides great opportunities for the keen gardener.

## Location and Amenities

Skelton-in-Cleveland, also known simply as Skelton, is the perfect place to live for buyers seeking a countryside location, close to the coast, with a variety of amenities close by. Situated on a hill, on the edge of the North York Moors National Park, there are breathtaking views right out towards the dramatic coastline, which is just 3 miles away. The Cleveland Way – a footpath of national importance – runs through, making this an ideal spot for keen walkers.



Your local would be The Duke William, under new management and building a strong reputation for good food.

**Community:** There are clubs and events at the Village Civic Hall, including coffee mornings, exercise classes, Rainbows, Guides/Brownies, dance and slimming. For more information: Skelton Parish Council website. There is a Youth and Community Centre; Holey Molies Leisure Complex and eatery; the very sociable and family friendly Skelton Castle Cricket Club, featuring teams from U9s to senior, and the equally friendly Skelton United Football Club with boys' and girls' junior teams as well as a women's team.

**Amenities:** Skelton is a market town with an excellent selection of shops, including Stonehouse Bakery, plus cafés, restaurants, local businesses and services. Close by is Saltburn-by-the-Sea, a stunning Victorian seaside town, famous for its historic pier, golden beach, restaurants and vibrant art scene. The bustling market town of Guisborough is a short drive away and for more coastal charm, Staithes is also nearby.





**Schools:** Skelton has its own Primary School, with nursery, and there is an excellent selection of nearby secondary schools in the Redcar and Cleveland catchment.

**Transport:** Convenient road links, including various bus routes. Saltburn train station has routes to Redcar, Middlesbrough, and Darlington - which in turn has direct services to Edinburgh, Manchester, Newcastle, Leeds, York and London Kings Cross.

**Approximate Distances from this amazing property:** Saltburn-by-the-Sea 3 miles; Guisborough 3.4 miles; Staithes 9.9 miles; Middlesbrough 13 miles; Teesside International Airport 26.1 miles; Darlington 30.9 miles.

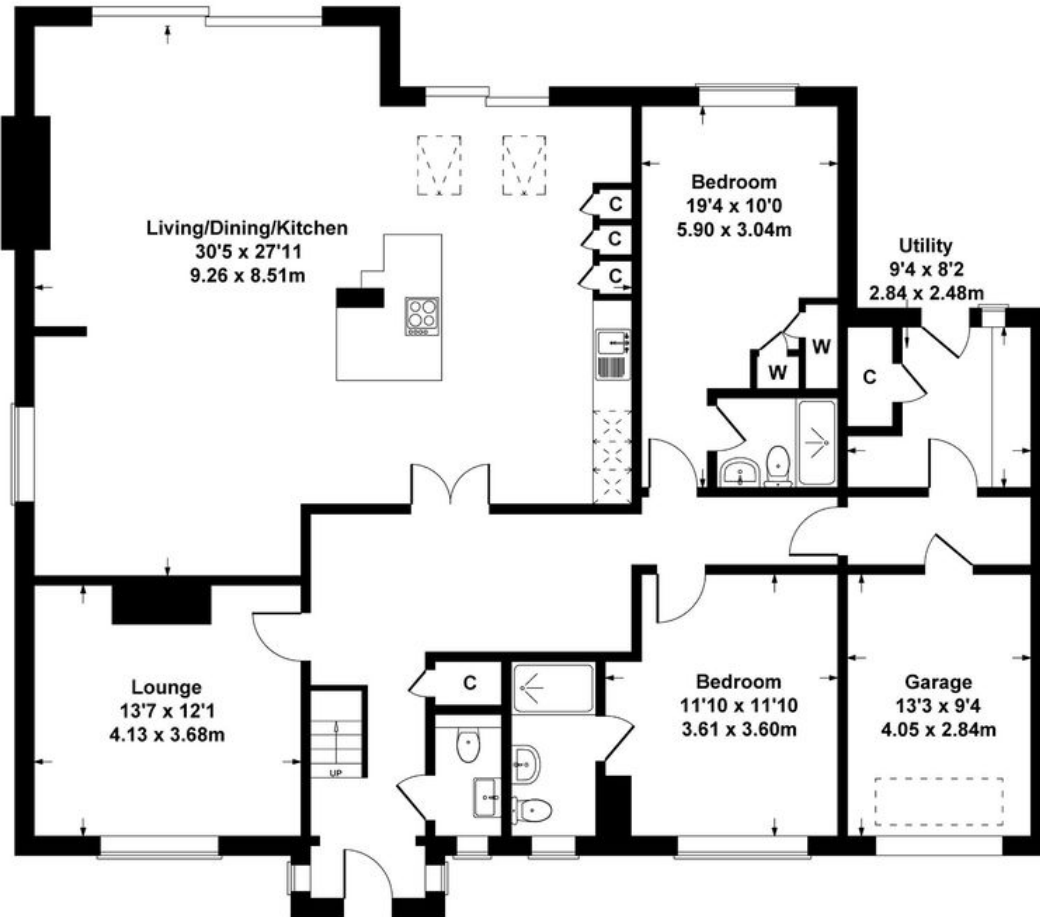
**Freehold. Council Tax E. Gas Central Heating.**

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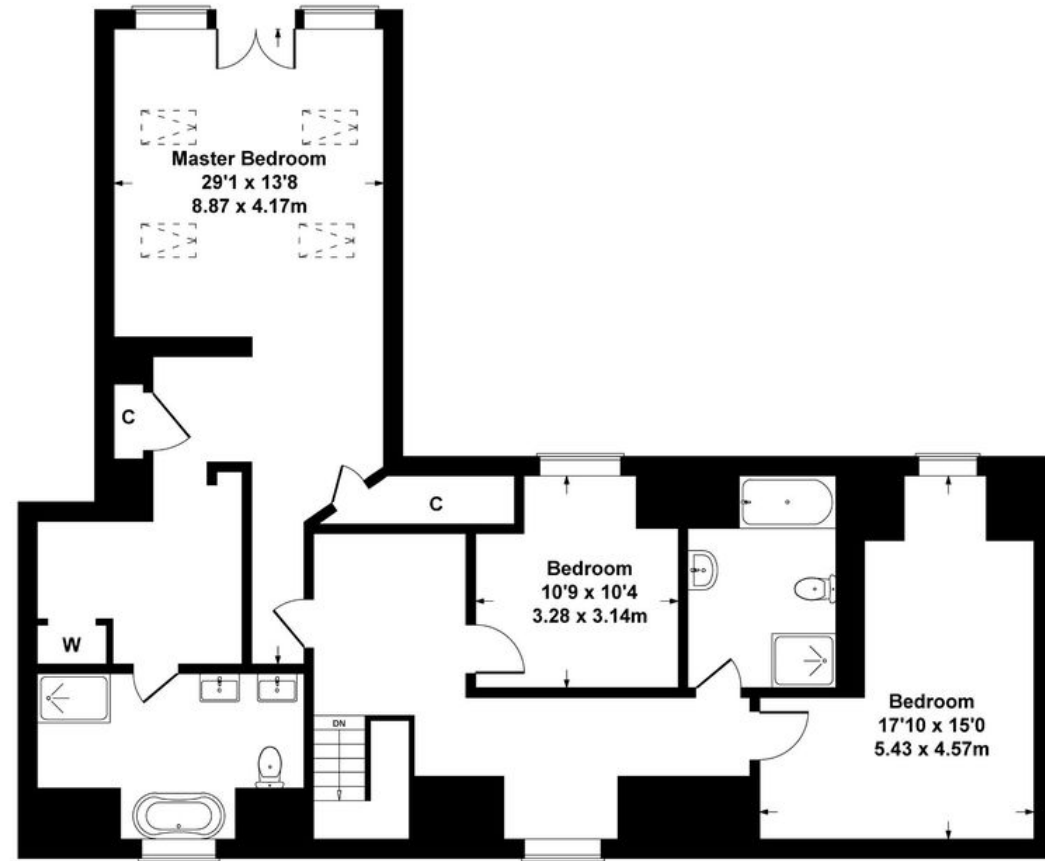
# Gofton Place, South Terrace, Skelton, TS12 2EW

Approximate gross internal area

House - 287 sq m - 3089 sq ft



GROUND FLOOR



FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



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