



MEADOW VIEW COTTAGE  
Loftus, Saltburn-By-The-Sea



GSC GRAYS

PROPERTY • ESTATES • LAND



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# MEADOW VIEW COTTAGE

Saltburn-By-The-Sea, TS13 4UG

Meadow View Cottage is a wonderful lifestyle property enjoying a countryside location with the benefit of paddock and stables. The accommodation includes up to four bedrooms and two bathrooms with plenty of outdoor space to enjoy including a private timber summerhouse and decking overlooking the paddock.

## Accommodation

Kitchen Dining Room \* Rear Lobby Utility \* Living Room \* Inner Hallway and Pantry Store \* Ground Floor Bedroom \* Ground Floor Bathroom \* Large Conservatory \* Two First Floor Double Bedrooms, One With En Suite Shower Room and a Further Smaller Bedroom/Study

## Externally

Long, Sweeping, Shared Driveway \* Paddock \* Large Stable \* Timber Summerhouse with Electricity and Composite Decking \* Orchard with Mixed Planting Including Apple, Plum and Cherry Trees \* Outdoor Terrace and Decking Area \* Twin Floor-Mounted Banks of Solar PV Panels \* Parking Area with Electric Car Charging Point



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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## Situation and Amenities

The property is situated between Whitby and Guisborough in a particularly attractive area of North Yorkshire, on the periphery of the North Yorkshire Moors National Park and within a short distance to Staithes, Skinningrove and the picturesque village of Runswick Bay.

The market town of Loftus is about 3 miles away and is easily accessible providing a full range of shops, services, supermarkets and leisure facilities. The surrounding area is renowned for its picturesque countryside and white sand beaches along a stunning coastline.

Road access is excellent with the A171 within a 4-mile drive. There is easy access to the neighbouring coastal villages (East) and the city of Middlesbrough (West). The East Coast Main Line also provides regular services to Edinburgh, Newcastle and London. The nearest airport is Teesside International Airport with regular domestic and international flights.





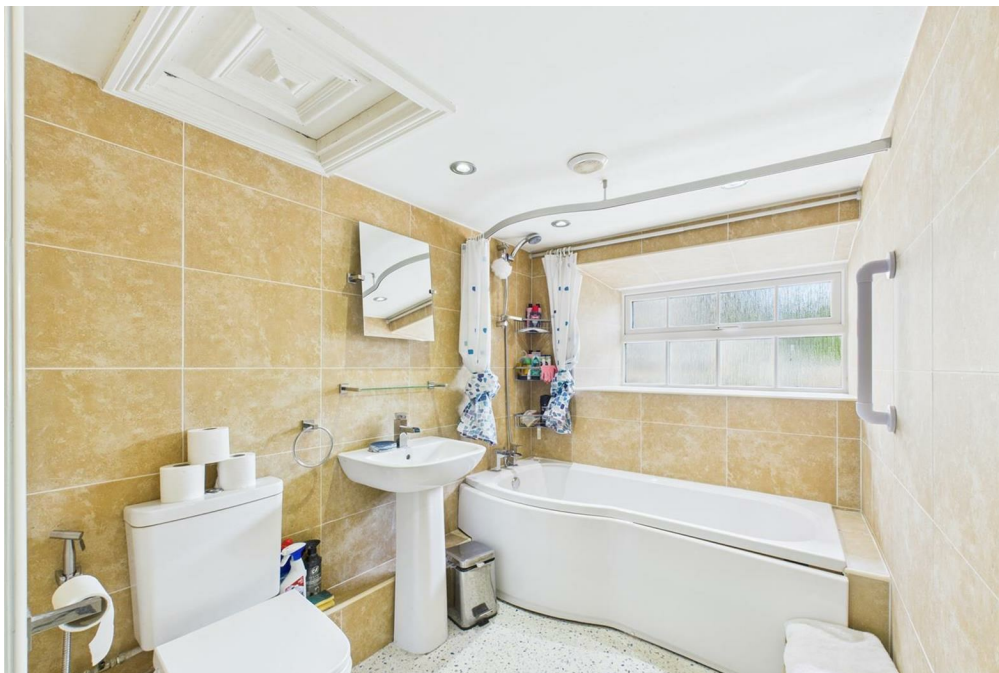


### Meadow View Cottage

Set back from the road and accessed by a long, shared driveway with paddocks to either side, the cottage forms part of a conversion of the former farm steading and enjoys an almost directly south-facing aspect with views across to your own paddock to the front of the property.

The lifestyle elements of Meadow View Cottage will surely appeal to those who wish to keep livestock or simply those seeking space for the whole family to enjoy. The paddock benefits from a substantial set of versatile timber stables, suitable for a variety of uses. There is also a summerhouse which is currently set up as a bar with a composite decking terrace at which to sit and while away the hours.

The accommodation is laid out to benefit from the outlook over the paddock with a large conservatory across the width of the property, benefitting from an electric canopy above and fitted blinds for comfort on those warm summer days.



The kitchen and dining area are adjacent to each other, forming an open-plan space with under-floor electric heating, to enjoy with friends and family. The large living room has a central character fireplace with a multi-fuel stove, perfect for a cosy evening or movie night.

The ground floor bedroom offers flexibility, with the ground floor family bathroom situated next door. The rear lobby has space to keep muddy boots, coats and utilities neatly out of the way whilst storage is catered for with a large cupboard and a wonderful loft area accessed via a drop-down ladder in the kitchen.

The first floor has two double bedrooms and a further single bedroom or study. The principal bedroom enjoys a superb vista towards the paddock and over the countryside beyond and an en suite shower room.

### Gardens and Grounds

Externally, there is stabling and paddocks for those with equine or livestock interests along with several areas in which to relax. The timber summerhouse with electrics is currently laid out as a bar and benefits from a wraparound decking area: a superb spot to sit and reflect in private.

Of note are the impressive banks of 16 solar panels providing plenty of electricity, which are stored in the Tesla Powerwall 2 Battery Storage unit and monitored via the excellent Tesla phone application.

The shared driveway from the road meanders down to the former farmstead and splits off to each individual property. The shared access continues past Meadow View Cottage and provides access to one further property. Meadow View Cottage has space for approximately four vehicles on its own moulded concrete parking area with a Zappi electric car charging point.

### Owners' Insight

Our owners have loved living at Meadow View Cottage and have referenced the privacy and dark skies with almost no light pollution. Their lasting memories of the property include the wonderful lifestyle and enjoyment of the paddocks.

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Services

Mains electricity and additional large bank of solar panels with a Tesla Powerwall 2 battery system. There is also separate, solar powered water heater. Electric heating. Private well water is filtered through a modern filtration system. Drainage is via a shared septic tank. Voneus broadband is currently installed.

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

### What3Words Location

Feelers.gentle.relished

### Local Authority

Redcar and Cleveland Council. Council tax band C

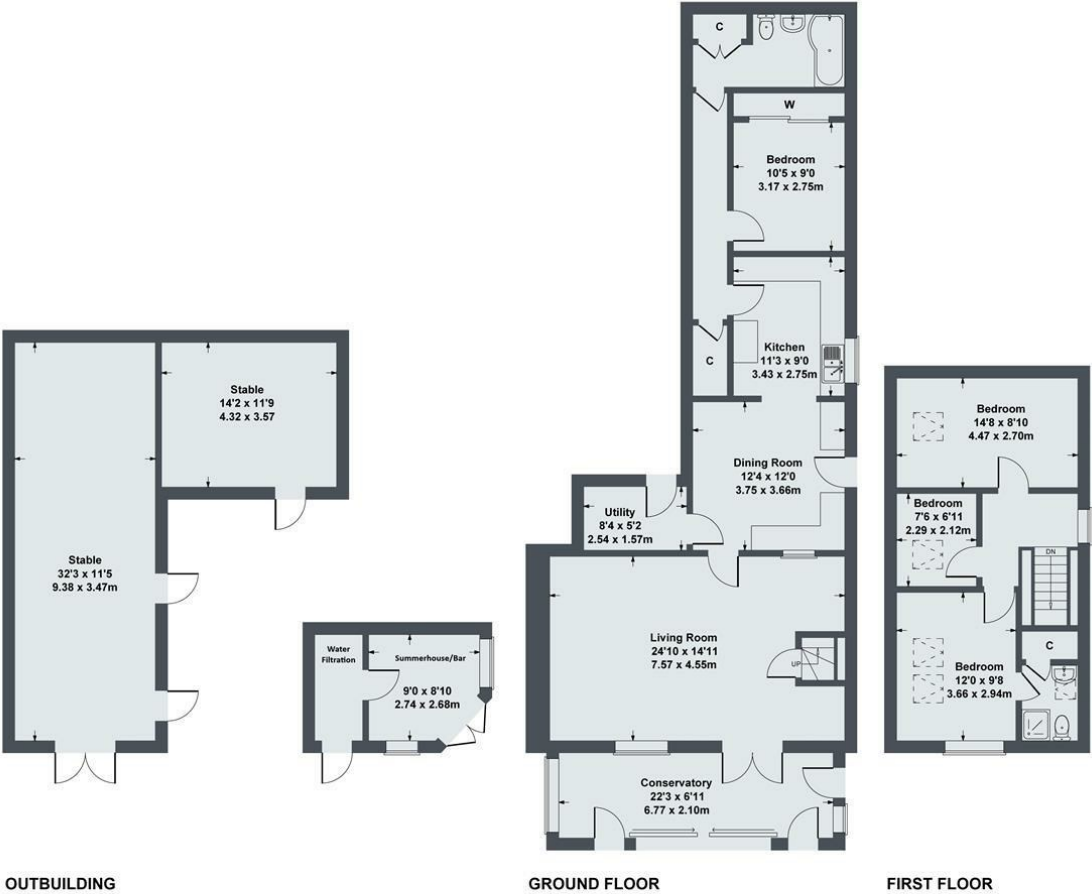
### Wayleaves and Covenants

Meadow View Cottage is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



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Approximate Gross Internal Area  
2196 sq ft - 204 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(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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