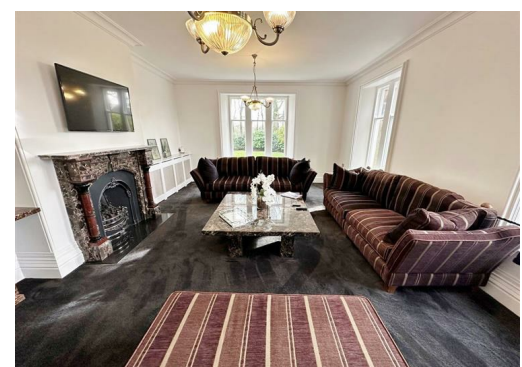




**Saltburn Road, Brotton, TS12 2PJ**

**£795,000**

**STUNNING VICTORIAN PARSONAGE OVER 3200 SQ/FT\*\* IN 0.85ACRE PLOT\*!!! 5 Reception rooms, 5 double bedrooms with en suites, stunning kitchen & double garage. Combined modern fittings and period features. MUST BE VIEWED!!!**



# The Old Parsonage Saltburn Road, Brotton, TS12 2PJ

We are delighted to offer for sale this impressive Sandstone Victorian Parsonage set in an impressive 0.85 acre plot\*, in an elevated position offering far reaching views. The property has been tastefully modernised and extended and now offers impressive living with both modern and period features plus expansive external space. The property also benefits from being in catchment of OFSTED 'Good' and 'Outstanding' Primary and Secondary schools.

As you would expect the property benefits from gas central heating. There is an impressive kitchen with with marble worktops, quality integrated appliances plus a feature lantern roof. All of the 5 en suites and 2 WC's have modern fittings. Items of historical interest include but are not limited to the original Parsonage door, impressive main solid wood staircase, stained glass windows, panelling and cornice to ceilings, picture rails plus solid marble fire surrounds with hearth. There are living flame gas fires to 2 reception rooms and a wood burning fire to a further one. Carpets and curtains will be included with the property.

To the ground floor is an impressive entrance hall, living room, sitting room, dining room, snug, orangery, kitchen, utility and 2 WC's. There are 4 double bedrooms, each with en suite accessed off the main staircase. The second staircase gives principal access to bedroom 5 and secondary access to bedroom 4, both of which have en suites. There is an attached double garage with remote controlled doors and boiler area. There are substantial cellar areas accessed via a stone staircase.

The plot is accessed via a driveway with remote controlled gates. There are gravelled areas offering parking for numerous vehicles plus a second access to a further parking area. There are mature garden areas to all sides with lawns, planting and mature trees. There is a further private patio area finished in Marshall rustic paving with a masonry barbeque.

Tenure - Freehold  
Council Tax - Band E

The property comprises.

## GROUND FLOOR

### Enclosed Entrance Porch

With feature windows.

### Hallway

With period entrance door and what is thought to be the original pull doorbell. Having an impressive wooden staircase, feature window and panelled ceiling. Fitted carpets. Giving access to cellars, WC1 and store.

### Living Room 39'4"(max) x 19'6"(max) (12.00m(max) x 5.96m(max))

A light dual aspect room with feature walk in bay window plus marble fire surround and hearth with living flame gas fire. With fitted carpets.

### Sitting Room 15'9"(max) x 13'11"(max) (4.82m(max) x 4.25m(max))

With marble fire surround and hearth plus gas fire. With carpets and curtains.

### Dining Room 15'10" x 14'8" (4.84m x 4.49m)

With carpets and curtains.

### Orangery 32'3"(max) x 18'5"(max) (9.84m(max) x 5.62m(max))

With limestone floor tiling plus recessed spot lights and heater. Having electric Velux windows plus French doors leading to the rear garden.

### Snug 14'10" x 11'3" (4.53m x 3.43m)

With feature fire surround and wood burning stove plus carpets and window shutters.

### Kitchen 22'5" x 14'5" (6.85m x 4.41m)

Having a comprehensive range of bespoke wall and base units plus island unit with complimenting marble worktops and upstands with tiling and floor tiling. With integrated Neff oven, combination microwave and warming drawer, Siemens 5 ring induction hob plus hood, drawer fridge and dishwasher, Belfast sink and mixer tap.

The focal point of the kitchen is the feature lantern roof which came from Plessis/Ericsson's boardroom.

### Utility Room 8'2"(max) x 7'10"(max) (2.50m(max) x 2.41m(max))

Having a range of modern wall and base units with complimenting marble effect worktops and tiling. With integrated AEG larder freezer plus recessed spot lights and recessed spot lights.

### WC 1 8'5" x 4'7" (2.58m x 1.40m)

Having modern white sanitary ware plus vinyl flooring.

### WC 2 5'1" x 3'5" (1.56m x 1.05m)

With modern white sanitary ware with tiling and floor tiling.

## FIRST FLOOR

### Main Galleried Landing

With gallery overlooking with entrance hall and feature window. With fitted carpets.

### Bedroom 1 15'10"(max) x 15'10" (4.84m(max) x 4.83m)

With window shutters and fitted carpets.

### En Suite 1 13'1"(max) x 10'0"(max) (3.99m(max) x 3.07m(max))

Having a modern 5 piece suite with stand alone bath, walk in shower plus bidet WC and basin. With tiling, wall tiling, electric light mirror, recessed spot lights and chrome ladder radiator.

### Bedroom 2 15'11" x 13'10" (4.86m x 4.24m)

Having original fire surround, carpets and shutters.

### En Suite 2 8'9" x 8'6" (2.67m x 2.61m)

Having a modern 4 piece suite with shower and screen to bath, bidet, WC and basin plus tiling, floor tiling and recessed spot lights.

### Bedroom 3 18'4"(max) x 11'10"(max) (5.60m(max) x 3.61m(max))

With ornamental fireplace, shutters and carpets.

### En Suite 3 12'4" x 3'10" (3.76m x 1.17m)

Having a modern 4 piece suite with shower, bidet, basin and WC plus tiling, floor tiling and recessed spot lights.

### Bedroom 4 14'9"(max) x 12'5"(max) (4.50m(max) x 3.79m(max))

Accessible from either the main or second staircase. With carpets and blinds.

### En Suite 4 7'4" x 3'10" (2.24m x 1.17m)

Having modern white sanitary ware with tiling, floor tiling and recessed spot lights.

### Inner landing

Accessed from the second staircase and giving further access to bedroom 4 and 5. With fitted carpets.

### Bedroom 5 12'6" x 10'7" (3.82m x 3.24m)

With walk in store plus carpets and blinds.

### En Suite 5 6'5" x 3'10" (1.98m x 1.19m)

Having modern white sanitary ware with tiling, floor tiling and recessed spot lights.

## EXTERNAL

The plot is accessed via a driveway with remote controlled gates. There are gravelled areas offering parking for numerous vehicles plus a second access to a further parking area. There are substantial mature garden areas to all sides with lawns, planting and mature trees. There is a further private patio area finished in Marshall rustic paving with a masonry barbeque.

\* Plot size data has been taken from Homesearch property data system. Any buyer should make your own enquiries to confirm this information.

\*\* The property has been appraised using a hand held laser measuring system. Any buyer should make your own checks on these measurements and total area.





