



# Inglebys

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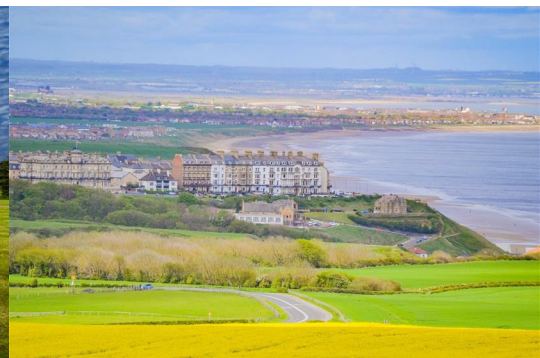
## Seaview New Brotton

Brotton, TS12 2QW

**£850,000**



A rare opportunity to acquire a substantial detached residence, set within a large plot of approx. 4.3 Acres, including a paddock of approx. 3 acres, with planning permission for 4x Log Cabins (granted 2021).  
Barns providing agricultural or business potential, (subject to any necessary planning permissions).



Occupying a secluded and elevated position at New Brotton with views over Saltburn and the Tees Bay. This substantial residence really must be seen to be fully appreciated. Formerly a Poultry Farm, the plot still retains a large barn, and the footings of the remaining poultry sheds, which are now partially demolished. The main site occupied by the property is believed to be approximately 1.5 acres, and has planning permission for four log cabins to be erected in the grounds (Planning Reference: R/2021/0556/FF ) which was granted in November 2021. The adjoining paddock is believed to be approximately 2.9 acres in size, which is to be used solely for agricultural purposes.

Currently a private 5 bedroom residence, the property has huge potential to be developed by the new owner(s), and could easily accommodate further bedrooms, an additional annex, or even a fantastic equestrian property, just off the scenic walking route of the Cleveland Way. Viewing really is a must to fully appreciate the scale and potential of this wonderful building, with stunning, un-spoilt, open cliff and country views.

Location: When approaching Brotton from Saltburn, proceed under the railway bridge past ten terraced houses, turning left after the last house and Seaview is a short distance along on the right hand side.

Tenure Details: Freehold.

Council Tax Band: Band E.

EPC Rating: Awaiting New Certificate.

**The Property Briefly Comprises:**

**Entrance Hall** 7'6" x 24'6" (2.3m x 7.47m)  
UPVC double glazed entrance door, UPVC window, radiator, stairs to the First Floor.

**Living Room** 22'9" x 13'8" (6.94m x 4.17m)  
UPVC windows to the front and side aspects, 2x radiators, stone fireplace, open fire and TV aerial point.

**Study** 9'5" x 8'9" (2.89m x 2.68m)  
UPVC window, radiator.

**Sitting Room / Dining Room** 14'3" x 14'3" (4.35m x 4.35m)  
2x UPVC bow windows. 2x Radiators, TV & aerial points.

**Kitchen / Dining Area** 17'3" x 14'2" (5.27m x 4.33m)  
Range of wall, base units and drawers, laminate worktops, integrated double electric eye-level oven, electric hob, UPVC window.

**Laundry / Utility Room** 11'10" x 9'4" (3.61m x 2.86m)  
Plumbing for washing machine, wooden window, large walk in cupboard (2.65m x 1.53m) radiator, access to the garage.

**Second Bathroom** 6'11" x 6'1" (2.13m x 1.86m)  
Grey coloured suite comprising: panelled bath with electric shower fitting above, pedestal wash-hand basin, low level W/C and UPVC external door.

**Bedroom One** 10'11" x 13'7" (3.35m x 4.16)  
Accessed off the main hall and with bow window, double radiator and coving.

**Bedroom Two** 12'4" x 13'7" maximum (3.78m x 4.16m maximum)  
Bow window and double radiator.

**Bedroom Three** 9'5" x 12'7" (2.89m x 3.85m)  
UPVC window, radiator.

**Family Bathroom** 10'3 x 11'10" (3.12m x 3.61m)  
Curved corner panel bath with multifunction shower and full glazed screen. Wash-hand basin and low-level W/C within the vanity unit, chrome towel rail 2 x UPVC windows.

**First Floor**

**Spacious Landing** 14'4" x 10'8" (4.39m x 3.26m)  
Two large eves storage areas.

**'Roosters' Bar** 43'0" x 18'0" reducing to 12'9" (13.12m x 5.49m reducing to 3.9m)  
A large and versatile space which could split in to up to three more bedrooms or a 'granny flat' (subject to planning consents). Utilised by the current owners as a music room with stage area and fully functional bar with seating. 3x UPVC windows, radiators.

**Bedroom Four** 17'11" x 11'10" (5.48m x 3.63m)  
2x UPVC windows to the front and side aspects, radiator.

**Externally**

**Integral Garage** 26'7" x 16'1" (8.12m x 4.92m)  
Roller shutter door, electric, and wall-mounted boiler.

**Gardens**

Lawned gardens surround the property, providing plenty of parking space having screening Leylandii at the front and mature trees along the northern boundary from which there are views towards the coast and Saltburn. To the side, a grass paddock area extends to approximately 2.9 acres. Behind the dwelling, there are some partially demolished concrete block sheds.

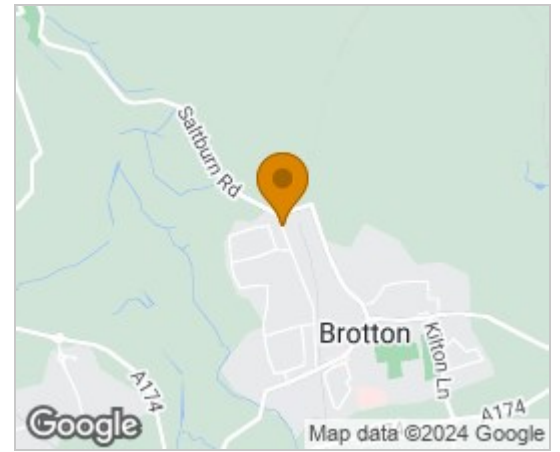
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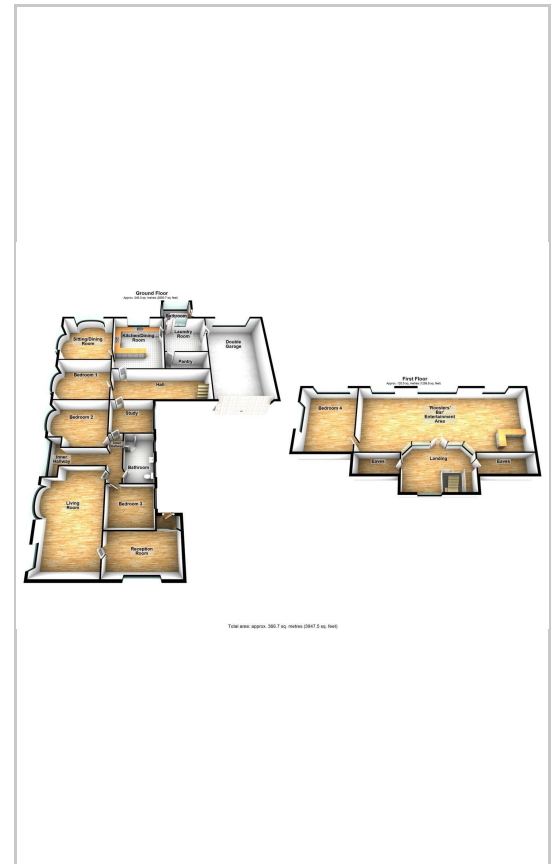
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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