



# Inglebys

Estate Agents



## Pelican Cottage Tofts Farm, Marske Road

Saltburn-by-the-Sea, TS12 1PP

**Offers Around £310,000**



Situated within a private, exclusive development, a unique 2-bedroom sandstone barn conversion, presented to a fantastic standard throughout. Within close range to Saltburn's town centre, amenities, rail links & beach, viewing is essential.



Tenure Details: Freehold

Council Tax Band: Band E

EPC Rating: E-Rating.

**Kitchen 13'6" x 14'4" (4.12m x 4.39m)**

Farmhouse style kitchen comprising of a range of wooden wall, base & drawer units. Wooden worktops with drainer grooves, incorporating Belfast sink. Rangemaster electric cooker. Plumbing for washing machine & space for dryer. Radiator. Tiled splash backs. Hardwood double glazed windows to the side & rear aspects.

**Ground Floor Shower Room**

Low-level W/C. Pedestal hand basin. Walk-in shower cubicle. Tiled floor & walls. Heated towel rail.

**Dining Area 15'8" x 14'9" (4.79m x 4.51m)**

Under-stairs storage cupboard. Exposed beams. Radiator. Open access to the living room.

**Living Room 24'1" x 14'8" (7.35m x 4.48m)**

Floor-to-ceiling feature arched window to the front aspect. Sandstone brick chimney breast with electric stove within. 2x radiators. Hardwood double glazed window to the side aspect. Exposed beams.

**First Floor**

**Landing**

Velux window. Exposed beams.

**Bedroom One 16'6" x 14'0" (5.05m x 4.27m)**

Carpeted. Hardwood double glazed window to the side aspect. Radiator. Exposed beams. Access to the En-Suite.

**Bedroom One En-Suite**

Freestanding bathtub with shower attachment. Pedestal hand basin. Low-level W/C. Bidet. Heated towel rail. Tiled walls & floor. Velux window.

**Bedroom Two 15'7" x 14'10" (4.76m x 4.53m)**

Carpeted. Balcony overlooking the Living Room. Hardwood double glazed window to the side aspect. 2x Velux windows. Exposed beams. Radiator.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

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.

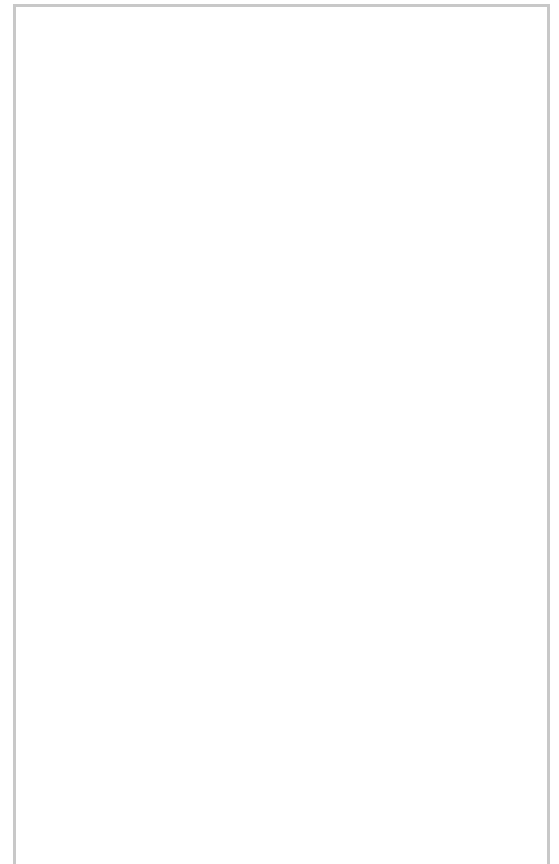
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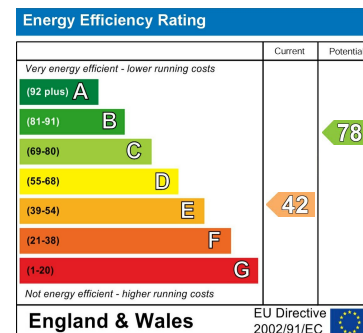
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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