



# Inglebys

Estate Agents



## Rose Cottage South Loftus

Loftus, TS13 4JU

**Price Guide £449,500**



Nestled in the charming village of South Loftus, Saltburn-By-The-Sea, close to the North Yorks National Park, this delightful detached house from the late 1800s is a true gem waiting to be discovered. With its charming cottage style, revealed ceiling beams and open fires, this house exudes a cosy and inviting atmosphere. Boasting three reception rooms, plus a conservatory, three cosy bedrooms, and a quaint bathroom, this property exudes character and warmth.

One of the standout features of this lovely home are the spacious gardens which are a nature lover's paradise, complete with a picturesque pond, chicken run, and an allotment area where you can cultivate your own produce.

Situated in a tranquil rural position, you'll enjoy the peace and quiet that this location offers. The property also includes a garage and workshop with additional storage space, perfect for DIY enthusiasts or those in need of extra room for hobbies.



If you are looking for a rural 'The Good Life' type of living then this property is not to be missed! Benefiting from spring water, which has been tested by Redcar and Cleveland Council as well as a septic tank this property shows all the attributes of a true rural position.

Tenure Details: Freehold.

Council Tax Band: Band-E.

EPC Rating: To Follow.

**Entrance 9'10" x 9'3" (3.02m x 2.82m)**

Accessed from the driveway, there is a tiled floor which opens to a cloakroom styled area, floor mounted oil boiler, baseline cupboards for storage as well as additional built in storage cupboard, open to the kitchen area. Doorway to utility room.

**Utility Room 6'9" x 4'7" (2.08m x 1.41m)**

Tiled flooring continues with light, electricity and plumbing for washing machine, sink and drainer, window to the front aspect.

**Kitchen 12'0" x 5'2" (3.68m x 1.59m)**

An open plan kitchen from the entrance hall which is also open to the dining room. Tiled flooring continues through to the kitchen with a range of wall and base units all finished with farmhouse styled doors and drawer fronts, marble effect worktops, tiled splashbacks and sink/drain with chrome mixer tap, integrated dishwasher, eye level double electric oven and gas hob (from bottled LPG), windows to the front and side aspect.

**Dining Room 18'0" x 7'10" (5.51m x 2.39m)**

A spacious dining room which is open to the kitchen area, part tiled/part carpet to the floor, bow window to the front aspect, coving to ceiling and single radiator. Doors accessing front lounge and hallway/staircase.

**Lounge 12'8" x 12'8" (3.88m x 3.88m)**

With carpet to the floor, picture rail and revealed beams to the ceiling this rooms certainly gives a true cottage feel, with its open fire, brass styled chimney breast and tiled hearth, Bay window to the front aspect and additional window to the side aspect, single radiator, doorway which is the access to the conservatory.

**Conservatory 8'8" x 6'2" (2.66m x 1.89m)**

Finished in white uPVC double glazing, carpet to the floor with views over the gardens, door to the side aspect.

**Sitting Room 15'1" x 12'11" (4.60m x 3.95m)**

Another cosy sitting room with carpet to the floor, revealed beam ceilings and picture rails, open coal fire with chimney breast, Bay window to the side aspect and arch window to the rear aspect, double radiator.

**Hallway**

Through to the hallway, there is space under the staircase for storage and a doorway which leads to the sitting room, carpet to the staircase leading to the first floor.

**Bedroom 13'1" x 12'11" (4.00m x 3.95m)**

A double bedroom with carpet to the floor, 2 built in storage cupboards, window to the front aspect and single radiator.

**Family Bathroom 14'9" x 4'6" (4.50m x 1.38m)**

A large family bathroom with carpet to the floor, a white bathroom suite with bidet, separate shower cubicle with mixer shower, chrome heated towel radiator with additional electric towel rail, airing cupboard and window to the rear aspect.

**Bedroom 12'10" x 12'10" (3.93m x 3.92m)**

Another double bedroom with carpet to the floor, double radiator, window to the front aspect and 3 x built in storage cupboards.

**Bedroom 7'8" x 6'5" (2.35m x 1.96m)**

With carpet to the floor, double radiator and window to the side aspect.

**External Buildings**

- Storage room one, 3.53m x 2.68m. A large room with lighting and electricity, this rooms also houses the oil tank, doorway to the coal house with lighting.
- Outside WC. Access from the courtyard to the outside WC with white toilet and basin with electric hot water heater, tiled walls and light.
- Kennels. Set up for three kennels (which could be removed to create additional storage), lighting.
- Garage. Electric roller shutter providing access for larger than a single garage with side door to the workshop/additional storage.
- Additional Garage area, 9.86m x 3.98m, a huge space for additional parking or workshop area with lighting.
- Workshop, 3.73m x 3.25m, with lighting and electricity.

**Outside space**

One of the main selling points of this property is the outside space! Green fingers? You'll love it....

As you enter the driveway, which is finished with gravel and access to the outbuildings, there is an established garden laid to lawn with mature borders, greenhouses and raised beds.

An additional cottage garden with paving stones laid for walking area, around a pond with established borders, tress and shrubs.

Walking through to the side of the property you are welcomed by a large lawned garden with established trimmed tress and shrubs.

To the bottom of the gardens you shall find raised beds and an allotment garden with chicken coups/runs as well as a large compost area which backs onto fields.

**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.

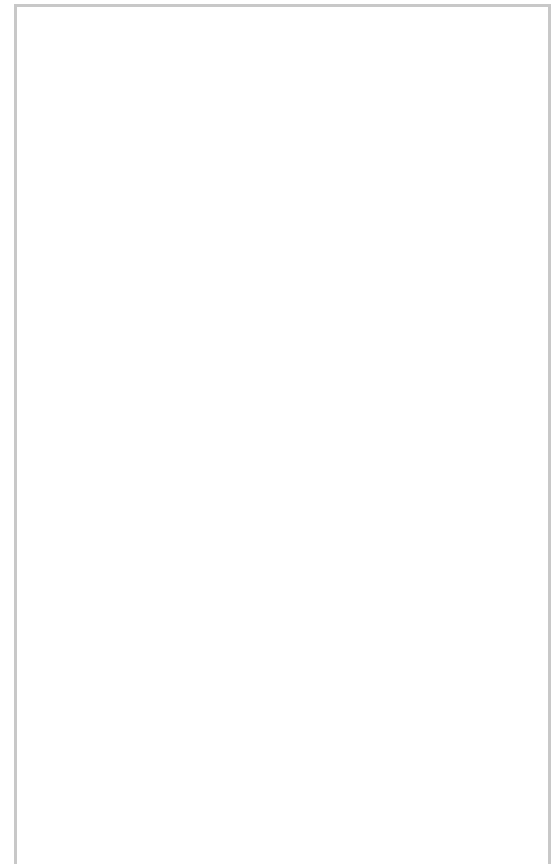
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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