



# Inglebys

Estate Agents



## The Old Parsonage The Old Parsonage, Saltburn Road

Brotton, TS12 2PJ

**£850,000**



Positioned on Saltburn Road, and set within its own grounds with secure gated entry in Brotton, this stunning property built in 1870 offers a unique opportunity to own a piece of history. Boasting five reception rooms, five bedrooms, and an impressive seven bathrooms, this property really is the epitome of luxury living.



As you step inside the grand entrance hall, you'll be greeted by spacious rooms that have been meticulously maintained and updated by the current owners, showcasing the perfect blend of classic elegance and modern comfort. The property's immaculate condition throughout ensures that you can move in and start enjoying your new home right away.

One of the standout features of this property is the en-suites to every bedroom, providing unparalleled convenience, the huge conservatory with lantern roof, heating and downlights overlooking the garden to the rear really do set this property off. With parking for multiple vehicles on the graveled driveway as well as a large garage which can accommodate up to three vehicles, you'll never have to worry about finding a spot for your car.

Offering all the trimmings you would expect from a property of this calibre, The Old Parsonage set in its own grounds really does stand apart from anything else. The property benefits from gas central heating throughout, as well as a solid fuel stove to the sitting room, beautifully retained stained glass windows to the hallway and a kitchen to die for with solid marble worktops and high end integrated units, the stand out feature in the kitchen is the lantern roof which came from Plessis / Ericsson's boardroom!

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council - Band-E.

EPC Rating: E-Rating.

**Hallway 15'10" x 15'10" (4.85m x 4.84m)**

The hallway is accessed by the original wooden Parsonage door, with the original pull doorbell still functional. Inside the hallway you are greeted by a solid wooden staircase with panelled ceiling, stained glass windows to the front gable, double radiator and luxurious carpet to the floor.

**Family Lounge 39'4" x 15'10" (12.00m x 4.84m)**

A huge family lounge with large windows to the side and rear aspect finished in hardwood, carpet to the floor and cornice to the ceiling along with an ornate solid marble fire surround & hearth with real-flame gas fire, 2x double radiators.

**Reception Room 15'10" x 13'10" (4.83m x 4.23m)**

A well proportioned room with hardwood windows to the rear aspect, carpet to the floor and picture rails to all walls, another grand solid marble fire surround and hearth with gas fire, large single radiator.

**Downstairs W/C 1 8'5" x 4'7" (2.58m x 1.42m)**

A downstairs W/C, with white toilet and basin, wood effect vinyl flooring and double radiator.

**Dining Room 15'8" x 14'9" (4.80m x 4.50m)**

A wonderful dining room, with space for the largest of family dinners, hardwood window to the front aspect offering plenty of natural light providing a light and airy feel to the room, carpet to the floor, picture rails to the walls with coving and double radiator.

**Conservatory 32'3" x 18'9" (9.83m x 5.74m)**

Wow! What a conservatory, finished in hardwood with lantern roof, downlights, heater and double doors opening onto the rear patio, Tiled limestone flooring, with electric opening Velux windows!

**Snug 14'10" x 11'3" (4.53m x 3.44m)**

A lovely comfortable feel to the room with feature fire surround and inset wood burning stove, hardwood window to the front aspect, carpet to the floor, picture rails and coving to the walls and ceiling. Door through to the kitchen.

**Kitchen 22'6" x 14'5" (6.86m x 4.41m)**

Better than you would expect, and what a size with large island and feature ceiling light from the boardroom of Plessis / Ericsson, this kitchen offers a huge range of wall and base units finished with grey wooden doors / drawer fronts, solid marble worktops and matching upstands, integrated fridge drawer, Neff eye-level oven and microwave with warming drawer below, Siemens induction 5-ring hob, white Belfast sink and mixer tap, downlights and double radiator. There has been no expense spared when this kitchen was installed, and is in fantastic condition!

**Utility Room 8'0" x 7'10" (2.46m x 2.40m)**

A range of matching kitchen wall and base units with integrated larder freezer, tiled floors, integrated washing machine and dryer with drawers below, marble effect worktops and tiled splash-backs with stainless steel sink / drainer and chrome mixer,

**Downstairs WC 2**

White toilet and basin, single radiator, part tiled walls and tiled floor.

**First Floor Landing**

A spacious landing area with feature wooden ceilings, the right hand side of the first floor would have been the Parsons rooms, with the other side being the original servants rooms.

**Principal Bedroom 15'11" x 15'10" (4.86m x 4.85m)**

A spacious bedroom with hardwood windows to the side aspect, carpet to the floor, large radiator and storage cupboard, door providing access to the en-suite.

**En-suite 12'1" x 10'1" (3.69m x 3.08m)**

What an en-suite! Tiled flooring and walls, freestanding roll top bath, with large walk in shower, white toilet, bidet and sink with electric fully functioning mirror, downlights, chrome towel radiator and extractor.

**Bedroom 12'4" x 11'8" (3.78m x 3.56m)**

A double bedroom with carpet to the floor, hardwood window to the side aspect, single radiator and access to the en-suite.

**En-suite 12'4" x 3'10" (3.78m x 1.18m)**

With tiled walls, double shower enclosure with glass door and screen, white toilet and basin, downlights, window to the side aspect, single radiator, downlights and extractor.

**Bedroom 15'10" x 13'10" (4.85m x 4.24m)**

Another large double bedroom with hardwood window to the side aspect, carpet to the floor, original fire surround and single radiator.

**En-suite 8'9" x 8'7" (2.68m x 2.62m)**

White bath suite and shower over bath with glass screen, white toilet and basin, downlights, extractor and single radiator.

**To the original servants side**

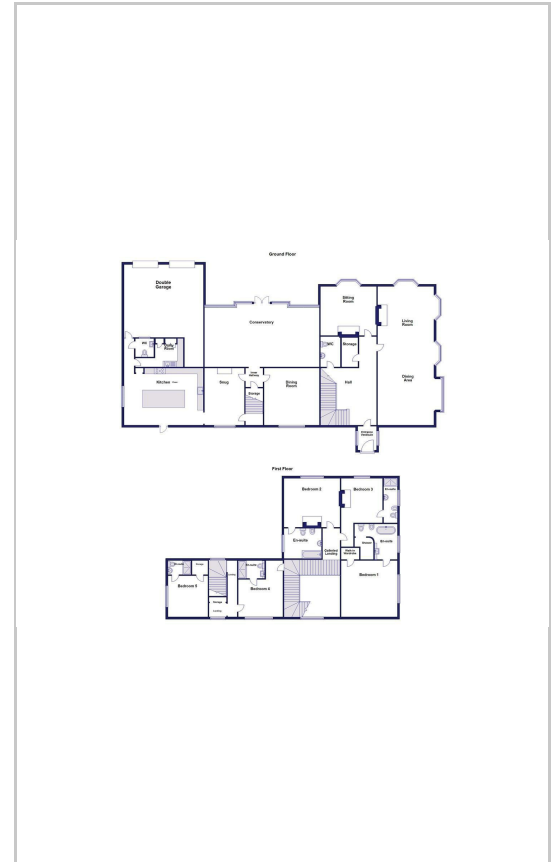
**Bedroom 12'4" x 10'5" (3.78m x 3.20m)**

A double bedroom with carpet to the floor, hardwood window to the front aspect and single radiator, doorway to the en-suite.

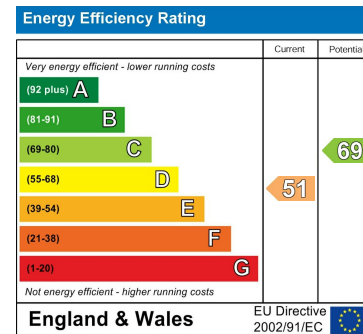
## Area Map



## Floor Plans



## Energy Efficiency Graph



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