



Inglebys

Estate Agents



The Barns

Hummersea, TS13 4JH

Offers Around £525,000



Nestled in the picturesque village of Hummersea, this charming country cottage offers a tranquil escape with stunning unspoiled views of the North Sea & clifftops. Boasting two reception rooms, four bedrooms, and two bathrooms, this property is perfect for those seeking a peaceful retreat.



Situated on the Hummersea Clifftop, just a stone's throw from the Cleveland Way National Walking Trail, this cottage is ideal for nature lovers and outdoor enthusiasts. The tasteful decor adds a touch of elegance to the rural surroundings, creating a warm and inviting atmosphere.

With parking for up to 6 vehicles, this property provides convenience and accessibility for residents and guests alike. Rarely available for sale, this countryside cottage offers a unique opportunity to embrace the sheer beauty of the British countryside.

Sympathetically upgraded by the current owners, including a new roof to the extension (Sept. 2024), new roof & Velux windows to the stable block, new floor-mounted Worcester-Bosch oil boiler (January 2024), the existing kitchen fully restored with new matching larder cupboard, full oil central heating service (January 2024), and a new separate gravel driveway installed to the adjacent land included in the sale.

Don't miss out on the chance to own a piece of paradise in this idyllic location. Book a viewing today and experience the serenity and charm that this country house has to offer.

Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating: E-Rating.

Entrance Hall

Hardwood glazed door to the front elevation. Staircase leading to the first floor. Stone tiled floor. Cloak cupboard. Radiator.

Living Room 21'0 x 10'7 (6.40m x 3.23m)

Decorative sage green wood paneling. Solid wood glazed doors opening to the rear garden. Carpeted. Log-burning stove in the chimney breast with decorative mosaic tiles. Exposed sandstone. Exposed beam. Access to the Office.

Office / Ground-Floor (4th) Bedroom 10'7 x 10'6 (3.23m x 3.20m)

Hardwood glazed window to the rear aspect. Laminate flooring. Radiator. Loft hatch.

Play Room / Ground-Floor (5th) Bedroom 13'3 x 9'8 (4.04m x 2.95m)

Exposed beams. 2x Hardwood glazed windows to the side aspect. Laminate flooring. Radiator.

Kitchen 18'1 x 14'6 (5.51m x 4.42m)

Fully restored hand-made solid wood kitchen units with matching larder cupboard. Granite worktops with matching upstands. Double electric oven & grill. Extractor hood. Belfast sink with mixer tap. Tiled floor. 2x Hardwood glazed windows to the front aspect. Hardwood glazed double wooden doors opening to the rear garden. LED downlighting. Access to the Utility Room.

Utility Room 13'5 x 6'0 (4.09m x 1.83m)

Plumbing for washing machine & space for tumble dryer & under-counter fridge or freezer. Floor-mounted, recently fitted (January 2024) Worcester-Bosch boiler with 5-year warranty. Wooden glazed window to the front aspect. Tiled floor. Wooden door leading to the rear garden.

Snug 15'6 x 11'1 (4.72m x 3.38m)

Log-burning stove in the chimney breast. Laminate flooring. Exposed beams. 2x Hardwood windows to the front aspect. Radiator. Open access to the Kitchen.

First Floor

Landing

2x UPVC double glazed windows to the rear aspect. Carpeted. Wall lighting.

Master Suite

Dressing Area

Exposed varnished floorboards. Hardwood glazed window to the rear aspect. Access to the En-Suite & Bedroom.

Bedroom 16'0 x 13'3 (4.88m x 4.04m)

2x Hardwood glazed windows to the front aspect. Exposed brick feature wall. Exposed beams. Varnished floorboards. UPVC double glazed window to the rear aspect. Radiator.

En-Suite

Hand basin with vanity unit. Walk-in shower cubicle. Low-level W/C. Chrome heated towel rail. Mosaic tile floor.

Bedroom Two 13'3 x 9'7 (4.04m x 2.92m)

Hardwood glazed window to the front aspect. Carpeted. Radiator. Exposed beams.

Bedroom Three 11'0 x 8'0 (3.35m x 2.44m)

Hardwood glazed window to the front aspect. Carpeted. Radiator. Exposed beam.

Family Bathroom

Panel bath with shower attachment. Hand basin with vanity unit. Low-level W/C. Tiled floor & walls. Chrome heated towel rail. Velux window.

External

Front Elevation

Garden area laid to lawn with established borders & hedgerow around the perimeter.

Side Elevation

Large block-paved driveway boasting off-street parking for up to 5x cars. Gated access to the Rear Elevation.

Rear Elevation

Patio area with garden laid mainly to lawn with borders containing shrubs & fruit trees.

Additional Land

Adjacent to the property, (approx. 1/3 of an acre), to the side of the property suitable for a variety of uses. Stables with new roof & recently installed Velux roof windows. Access gate & views over the clifftops. Recently created additional graveled driveway providing an extra parking space if required.

Disclaimer

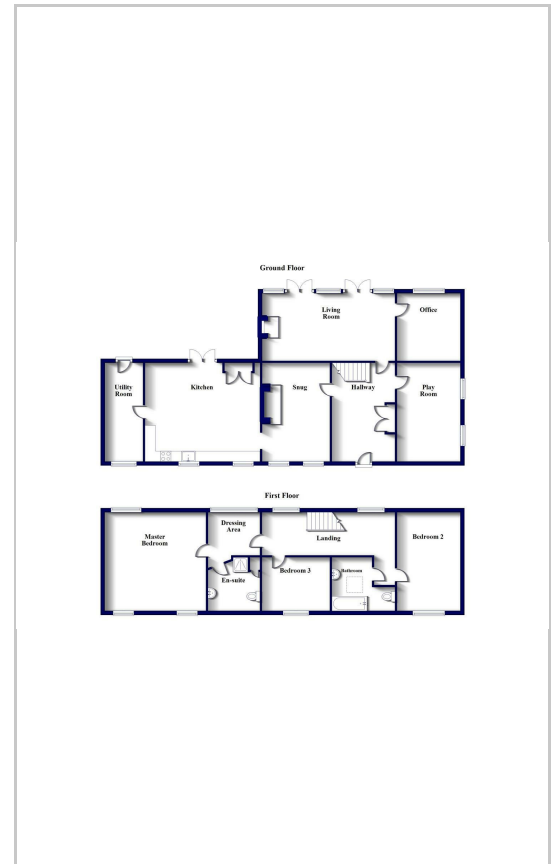
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Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not

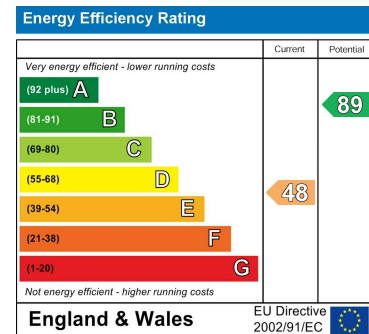
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.