



Inglebys

Estate Agents



16 High Street

Hinderwell, TS13 5JH

£419,995



A unique opportunity to purchase this much loved property on the main High Street in Hinderwell, Mulgrave House and 'The Warren' have been beautifully converted from a High Street bistro into a spacious 6-bedroom detached residence (with 4-bedrooms benefiting from en-suite's) with the addition of a 1-bedroom self-contained apartment underneath the main home which is already a successful holiday let.

Only a short walk to Runswick Bay and its beautiful beach and scenic views, Mulgrave House also benefits from being central, and has access to local bus routes, pubs, fish & chip shop as well as a butchers. Hinderwell is centrally positioned and a short drive to the historical seaside resorts of Whitby and Saltburn, this property really does offer excellent value for money.

Viewings need to consider that this is already a business holiday let, so viewings shall be arranged between guest stays, and booking in advance is essential.



Finished in sandstone, this property really does standout, with off street parking to the front of the property for up to two cars, a garden to the side which is currently split between the two dwellings, there is a large open plan lounge / dining area to the front off a vestibule to the front door, a well appointed kitchen with utility area and a shower room. Upstairs there are three double bedrooms, all with en-suite bathrooms and single bedroom again with an en-suite.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Band - Currently Exempt.

EPC Rating: To Follow.

Living Room / Dining Area 23'7" x 22'7" red. to 16'0" (7.21m x 6.89m red. to 4.90m)

A large open plan living / dining area with wooden flooring, a wood burner to the lounge area with window to the front aspect, the flooring continues to the dining area with window to the front and side aspect and double radiator.

Kitchen 11'5" x 10'9" (3.48m x 3.29m)

A well appointed kitchen with two windows to the rear aspect, a range of handmade wall and base units finished with marble effect worktops and matching upstands, a double Belfast sink, slot in range cooker with 5 ring gas burner, stainless steel hood, double radiator and opening to the utility area.

Utility area

Benefits from lighting, plumbing for washing machine and dryer as well as space for fridge/freezer.

Downstairs Shower Room 6'11" x 6'1" (2.11m x 1.86m)

With tile effect vinyl flooring, shower cubicle with mixer shower, part cladded walls, white toilet and basin, window to the rear aspect and downlights.

First Floor

Landing

Carpeted. Storage cupboard over the stairs. Stairs up to the Second Floor.

Bedroom One 11'6" x 16'8" red. to 11'8" (3.51m x 5.09m red. to 3.56m)

With carpet to the floor this spacious bedroom benefits from windows to the front and side aspect, double radiator, storage cupboard and a well proportioned en-suite.

En-suite 7'6" x 4'8" (2.29m x 1.43m)

A shower enclosure with electric shower, white toilet and basin with extractor.

Bedroom Two 13'4" x 8'4" (4.08m x 2.56m)

Another double bedroom with carpet to the floor window to the front aspect and storage cupboard, double radiator and door to en-suite.

En-suite 6'5" x 4'4" (1.96m x 1.34m)

With toilet, basin and shower enclosure with electric shower.

Bedroom Three 11'6" x 11'1" red. to 8'1" (3.51m x 3.39m red. to 2.47m)

Another well appointed double bedroom with carpet to the floor and window to the rear aspect, double radiator and door to en-suite.

En-suite 6'4" x 4'3" (1.94m x 1.31m)

Shower enclosure with electric shower, toilet and basin, window to the side aspect.

Bedroom Four 11'0" x 8'7" (3.37m x 2.63m)

A single bedroom with carpet to the floor, double radiator and window to the rear aspect, door to en-suite.

En-suite 8'0" x 2'6" (2.45m x 0.77m)

A white toilet, basin an shower enclosure with window to the rear aspect.

Second Floor

Landing

Velux window. Exposed beams. Carpeted.

Bedroom Five 16'9" x 10'2" (5.11m x 3.12m)

Carpeted. Storage cupboard. Velux windows to the front & side aspects.

Bedroom Six 14'8" x 11'5" (4.48m x 3.48m)

Carpeted. Velux windows to the side & rear aspects.

Bathroom 7'11" x 7'10" (2.43m x 2.39m)

Walk-in shower cubicle. Rolltop bath. Pedestal hand basin. Low-level W/C. Exposed beams. Velux window to the rear aspect.

The Warren

With its own access to the side of the property, The Warren is accessed via a uPVC door straight into an open plan lounge / kitchen (3.69m x 3.27m) with window to the side and rear aspect, vinyl wood effect flooring and downlights, to the kitchen area is a range of wall and base units and marble effect worktops, stainless steel sink / drainer with mixer tap, slot in electric oven / hob and tiled splashbacks, double radiator and doorway providing access to the bedroom and bathroom. The bedroom (3.29m x 3.26m) is carpeted to the floor with window to the rear aspect and double radiator, doorway to bathroom. Bathroom (1.71m x 1.61m) has a shower enclosure with electric shower, window to the rear aspect, white toilet and basin with electric wall heater. Accessed from The Warren, is also a large cellar & storage area which could potentially be converted to increase the size of the current 1-bed apartment, or could be kept as storage as it is currently.

External

Front.

There is a tarmac off-street parking area to the front with space for up to two cars.

Side.

A garden laid to lawn with established borders, the garden is currently shared between Mulgrave House and The Warren below.

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

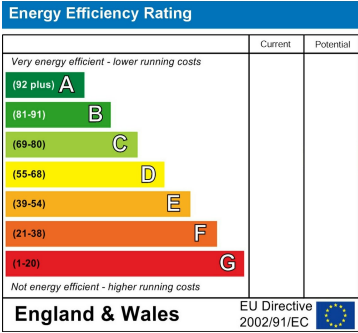
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.