Inglebys
Estate Agents

46 The Fairway

Saltburn-by-the-Sea, TS12 1NG

£740,000

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An exceptional six-bedroom detached family home of impressive proportions, extensively modernised since 2024 and occupying a superb position backing directly onto Saltburn Golf Course, with beautifully landscaped gardens and open views over the golf course.

This substantial six-bedroom detached home offers an outstanding amount of accommodation arranged over three floors and has been extensively improved by the current owners since their purchase in 2024. Combining generous room sizes with a modern finish, excellent outside space and a particularly attractive position adjoining Saltburn Golf Course, this is a home that really needs to be viewed to appreciate the scale of what is on offer.

The property has benefited from a comprehensive programme of improvements, including triple-glazed windows, a new boiler, new rendering to both the front and rear elevations, new guttering and downpipes, flooring and carpets, plastering and roof works. One of the en-suite bathrooms has also been upgraded with a new bath and granite worktop, while one of the most significant additions is the impressive orangery extension across the rear, creating a bright and inviting living space overlooking the garden.

The ground floor is particularly spacious, beginning with a welcoming entrance hallway with a ground-floor WC and large storage cupboard. There are separate dining and living rooms, providing plenty of space for both everyday family life and entertaining, while the open-plan kitchen and breakfast room forms a fantastic central hub to the home. A separate utility room provides additional practicality and also offers courtesy access into the garage.

To the rear, the recently added orangery makes the most of the property's outlook and provides a seamless connection between the house and garden. With extensive glazing and direct access onto the patio, it is an excellent year-round space for relaxing or entertaining while enjoying views across the landscaped garden and towards the golf course beyond.

The first floor continues to impress with five bedrooms, three of which benefit from their own en-suite facilities, in addition to the main family bathroom. Stairs then continue to the second floor where a further bedroom provides a particularly versatile space, equally well suited as a sixth bedroom, home office, guest room or private space for an older child.

Externally, the property is every bit as impressive. A large driveway to the front provides generous off-street parking and leads to a single garage with an electric roller shutter door. The established front garden has been carefully landscaped and creates an attractive approach to the house, while gated access leads around to the rear.

The rear garden is a real feature of the property. Beautifully landscaped and immaculately presented, it incorporates a generous paved patio and outdoor seating area immediately outside the house, together with a large lawn and established planting. Beyond the garden lies Saltburn Golf Course, giving the property a wonderfully open backdrop and an outlook which feels considerably more private than many homes of this size.

Saltburn-by-the-Sea itself remains one of the most desirable coastal locations in the area, combining Victorian character with a thriving town centre and an enviable position on the North Yorkshire coast. The town is well known for its beach, historic pier and famous cliff lift, while the Valley Gardens provide attractive woodland walks leading towards the seafront. There is an excellent selection of independent shops, cafés, restaurants and bars, together with schools, leisure facilities and everyday amenities.

For those who enjoy the outdoors, the surrounding area offers a wealth of opportunities, from coastal walks and surfing to cycling, golf and countryside routes, with the Cleveland Way and the North York Moors within easy reach. Saltburn also benefits from its railway station, providing convenient connections towards Middlesbrough and the wider Teesside area.

With six bedrooms, multiple reception spaces, four bathrooms including three en-suites, substantial recent investment and an exceptional setting overlooking the golf course, this is a genuinely impressive family home offering both space and versatility in one of Saltburn's most attractive residential positions.

Tenure: Freehold.

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

EPC Rating: C-Rating.

Entrance Hall 18'1" x 8'7" (5.52m x 2.62m)
Parquet flooring. Staircase leading to the first floor. Under-stairs storage cupboard. Composite glazed door & side panels to the front aspect. Access to Dining Room, Living Room, Kitchen & Breakfast Area, & Ground-Floor W/C.

Living Room 17'9" x 13'1" (5.43m x 3.99m)
2x UPVC triple glazed windows to the side aspect. Sliding double doors open to the Rear Elevation. Carpeted. Radiator.

Dining Room 13'1" x 12'7" (3.99m x 3.84m)
UPVC triple glazed window to the front aspect. Carpeted. Radiator.

Kitchen & Breakfast Area 22'0" x 12'2" (6.72m x 3.73m)
A beautiful open-plan kitchen & breakfast area, comprising of a range of gloss white wall, base & drawer units. Granite Quartz worktops with matching centre island incorporating ceramic induction hob. Integrated eye-level double oven. Stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Tiled splash-backs. LED downlighting. Access to the Utility. Aluminium double glazed doors open to the Orangery.

Orangery 17'1" x 13'7" (5.22m x 4.16m)
UPVC triple glazed windows with lantern roof. LED downlighting. French doors open to the Rear Garden.

Utility 14'6" x 5'3" (4.42m x 1.61m)
Base units with plumbing for washing machine & space for dryer. Stainless steel sink with single drainer & mixer tap. Courtesy door to the Garage. Composite glazed door to the Rear Elevation.

Ground-Floor W/C 4'9" x 4'5" (1.46m x 1.36m)
Hand basin & low-level W/C. Mosaic tiled splashbacks. Part-tiled walls. UPVC triple glazed frosted window to the front aspect. Stainless steel heated towel rail.

Split-Level Landing
Storage cupboard. Carpeted. Staircase leading to the Second Floor.

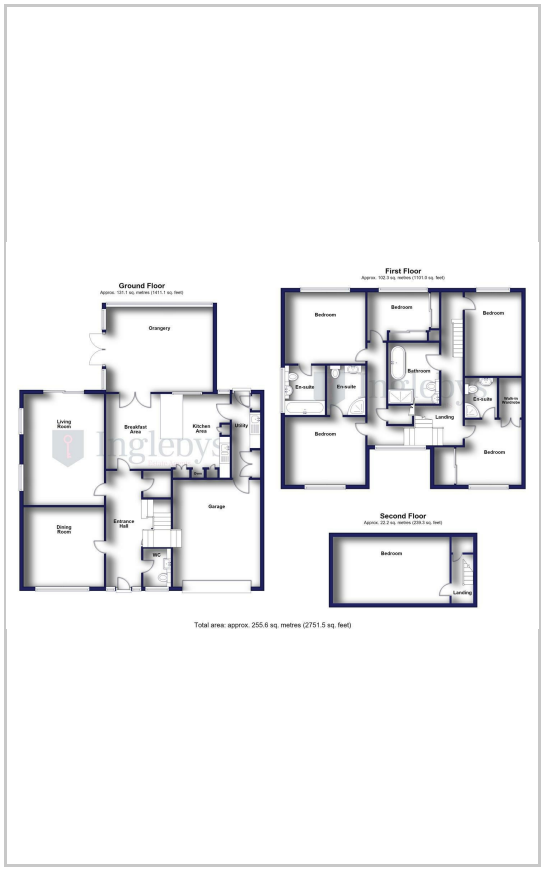
Bedroom One 13'1" x 11'3" (3.99m x 3.43m)
Carpeted. UPVC triple glazed window to the rear aspect with beautiful open views over Saltburn Golf Course. Radiator.

Bedroom One En-Suite 7'10" x 6'3" (2.41m x 1.91m)
Panel bath with shower attachment. Hand basin. Low-level W/C. UPVC triple glazed frosted window to the side aspect. Heated towel rail.

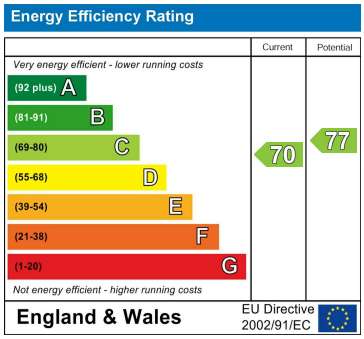
Bedroom Two 13'1" x 11'3" (3.99m x 3.43m)
UPVC triple glazed window to the front aspect. Carpeted. Radiator. Access to En-Suite.

Area Map

Floor Plans



Energy Efficiency Graph



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