



# 5 The Ridge

Saltburn-by-the-sea, North Yorkshire, TS12 1JQ



Robin Jessop

# A UNIQUE DETACHED FAMILY HOME FINISHED TO AN EXACTING STANDARD AND SITUATED IN A SOUGHT-AFTER LOCATION

- Detached Family Home
- First Class Quality Fixtures & Fittings Throughout
- Four Bedrooms
- Modern Kitchen/Diner
- Quiet Cul-de-Sac Location
- Wraparound Garden
- Off Road Parking
- Fantastic Saltburn Location
- Viewing by Appointment Only
- Guide Price: £775,000

## SITUATION

Saltburn Pier 1 mile, Marse-by-the-sea 2.5 miles, Upleatham 2.5 miles, Guisborough 5 miles, Great Ayton 11 miles, Stokesley 13 miles (All distances are approximate)

Saltburn-by-the-Sea is a lovely coastal town on the North Yorkshire coast, known for its beautiful Victorian buildings, welcoming community, and fantastic seaside setting. With its dramatic cliffs, and the iconic pier, now the last remaining pleasure pier on the northeast coast, Saltburn has a character all of its own.

The town has a great mix of independent shops, cafés and galleries. It is also perfectly placed for enjoying the outdoors, with the Cleveland Way and the stunning North York Moors close by. With rail links to Middlesbrough and beyond, Saltburn is both well connected and a wonderful place to live by the sea.

The property enjoys a peaceful and private setting while remaining easily accessible, with excellent transport links to the A19 and the A171.

## DESCRIPTION

5 The Ridge comprises a fantastic 1960s family home which has been extended and modernised to an exacting standard by the current owners.



The property is accessed via a welcoming entrance hall, complemented by a handcrafted oak staircase with built-in storage and customised black railings.

From here there is access to the downstairs shower room, kitchen, and sitting room.

The kitchen has been fitted with a modern range of sapphire blue units and quartz worktops, whilst incorporating a range of appliances including a fridge freezer, oven, grill, hob, bin storage, dishwasher, hot water tap, and a larder cupboard. The central island also offers a breakfast bar, and there is ample space for a dining table.

A cylinder log-burning stove set on a copper surround creates a striking focal point. The room is filled with natural light courtesy of the sliding French doors, which make it a perfect indoor-outdoor living space during the summer months.

Through to the sitting room there is another log-burning stove set within a copper surround. The conservatory is a wonderful additional space featuring marble flooring and overlooking the beautifully landscaped garden, which can also be accessed via a door.

The utility room has been fitted with shaker-style units finished in cashmere matt, together with marble-effect worktops, a stainless steel sink, and plumbing for a washing machine and dryer. It is finished with asymmetric tiles, and there is a door leading through to the garage and rear garden. The space has been utilised as a fantastic home office but also lends itself well to a variety of other uses.

To the first floor there are four bedrooms, three of which are generous doubles. The master bedroom is fitted with an en-suite shower room and sliding doors, together with large fitted wardrobes. The second bedroom has been converted into a dressing room with fitted wardrobes, while the remaining two bedrooms are served by the family bathroom, which is equipped with a jacuzzi bath and a walk-in rainfall shower.

Externally, the property is complemented by a beautifully maintained landscaped garden, featuring Spanish-effect paving, a range of flower beds, mature shrubs and established trees which create a private setting. The rear garden enjoys a wonderful sun trap with an inviting seating area, perfect for al fresco dining. To the front of the property there is a garage and a driveway providing off-road parking for two vehicles.



## GENERAL REMARKS & STIPULATIONS

### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone - 01677 425950 or 01969 622800

### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

### WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///liner.obvious.songbird](https://www.what3words.com/)

### TENURE

Freehold with vacant possession.

### COUNCIL TAX

Band F.

### SERVICES

Mains electricity. Mains Water. Mains Drainage. Air Source Heat Pump. Triple Glazed. Solar Panels.

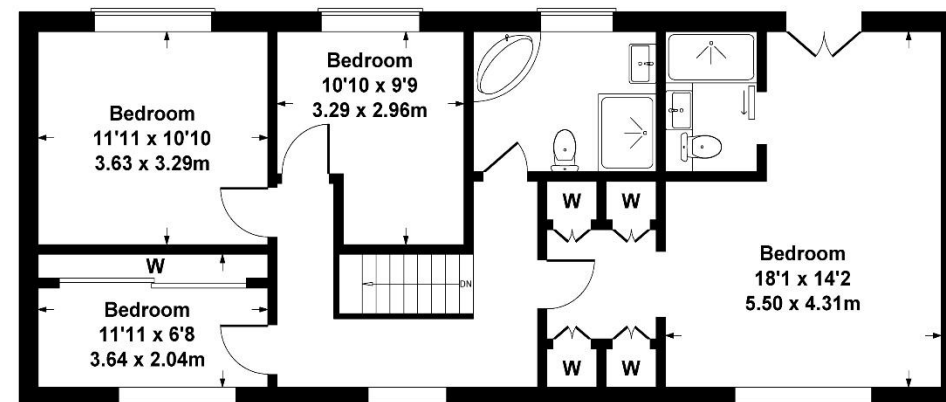
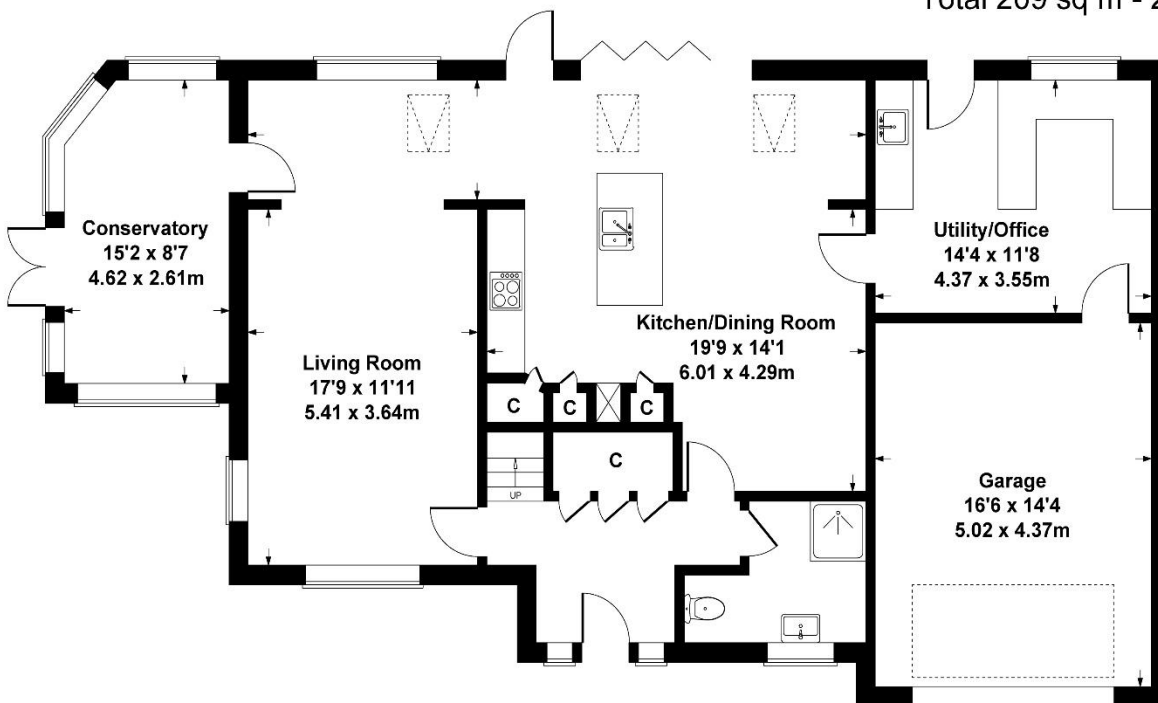
### LOCAL AUTHORITY

Redcar and Cleveland Borough Council, Kirkleatham Street, Redcar TS10 9SZ Tel: 01642 774774



## 5 The Ridge, Saltburn

Approximate gross internal area  
 House 185 sq m - 1991 sq ft  
 Garage 24 sq m - 258 sq ft  
 Total 209 sq m - 2249 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Robin Jessop Ltd  
 info@robinjessop.co.uk  
 01969 622800  
 01677 425950  
 www.robinjessop.co.uk

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