



Hunley House Saltburn Road, Brotton Saltburn-By-The-Sea TS12 2PJ

welcome to

Hunley House Saltburn Road, Brotton Saltburn-By-The-Sea

Stunning 7-Bedroom Detached Victorian Residence in Brotton. This impressive late Victorian era home, built circa 1875, offers a rare blend of character, history, and generous living space.

Entrance

Entered via wooden single glazed door into conservatory.

Conservatory

Wooden single glazed windows, wooden single glazed sash window looking into kitchen.

Lobby

27' 2" x 12' 4" (8.28m x 3.76m)

Staircase to first floor, UPVC double glazed bay window to front, decorative coved cornicing to ceiling, radiator, decorative panelled walls, wooden single glazed door leading onto the front of the property.

Kitchen

15' 2" x 15' 5" (4.62m x 4.70m)

Wooden single glazed sash window looking into the conservatory, integral electric double oven, 1 1/2 bowl sink with draining board and mixer tap, base and wall units, complementary work surfaces, four ring induction hob, decorative coved cornicing to ceiling.

Dining Room

15' 8" x 12' 2" into alcove (4.78m x 3.71m into alcove)

UPVC double glazed window to front, radiator, open fire with decorative fire surround, ceiling rose, coved cornicing.

Living Room

19' 6" into recess x 18' 11" (5.94m into recess x 5.77m)

UPVC double glazed bay window to front, radiator, TV point , telephone point, open fire with marble fire surround, coved cornicing to ceiling, decorative ceiling rose.

Sitting Room

15' 9" x 15' 5" (4.80m x 4.70m)

UPVC double glazed patio doors leading to side garden, decorative fire place, TV point, telephone point, radiator, coved cornicing to ceiling.

Kitchen/Breakfast Room

20' 6" x 9' 7" (6.25m x 2.92m)

Modern kitchen, base and wall units, complementary work surfaces, four ring induction hob, 1 1/2 bowl sink with draining board and mixer tap, timber double glazed window to front, radiator, UPVC double glazed door leading to the rear, wooden double glazed windows to rear.

Downstairs Bathroom

Heated towel rail, W/C, wash hand basin with mixer tap, bath with mixer tap, wall mounted shower, timber double glazed windows to rear.

Bedroom 1

12' 6" x 11' 8" (3.81m x 3.56m)

Radiator, spotlights to ceiling, UPVC double glazed window to side, void loft access.

Downstairs W/C

W/C, wash hand basin, UPVC double glazed window to side.

First Floor Landing

Wooden single glazed stain glass window to rear, radiator, coved cornicing to ceiling.

Bedroom 2

15' 5" x 12' 2" (4.70m x 3.71m)

Radiator, UPVC double glazed window to front.





Bedroom 3

15' 5" x 14' 5" (4.70m x 4.39m)
UPVC double glazed sash window to side, radiator, built in storage cupboard.

Bedroom 4

19' 5" into recess x 15' 2" excl wardrobes (5.92m into recess x 4.62m excl wardrobes)
UPVC double glazed window to front, open fire with decorative fire surround, radiator, coved cornicing to ceiling, fitted wardrobes.

Bedroom 5

15' 10" x 16' 6" (4.83m x 5.03m)
UPVC double glazed sash window rear, radiator, fitted storage cupboard, coved cornicing to ceiling.

Bathroom

Free standing cast iron bath, hand held shower attachment, double shower cubicle, rainfall style shower head, wash hand basin with mixer chrome taps, wooden double glazed sash window to front, traditional style radiator, towel rail.

Separate W/C

W/C, UPVC double glazed window to side.

Second Floor Landing

UPVC double glazed window to side.

Bedroom 6

20' 2" x 18' 5" (6.15m x 5.61m)
Wooden double glazed window to rear, decorative fireplace, storage into the eaves, access to dressing room.

Dressing room

16' 5" x 12' 11" (5.00m x 3.94m)
Wooden double glazed window to rear, storage into eaves.

Bedroom 7

17' 3" x 19' 7" (5.26m x 5.97m)
Wooden double glazed windows to front, spectacular views, storage into the eaves, access to dressing room.

Dressing Room

16' 10" x 12' 5" (5.13m x 3.78m)
Wooden double glazed window to front, storage into eaves.

Externally Front Garden

Multiple car driveway which is a shared drive, turfed front garden, privets for a sense of privacy,

Rear Garden

Landscaped mature rear garden, greenhouse, summer house, vegetable plots, foliage, access to a garage/stable.

Garage/Stable

27' 10" x 15' 5" (8.48m x 4.70m)
Two storey, hay loft to the first floor.

Tack Room

15' 5" x 8' 6" (4.70m x 2.59m)
On the side of the garage.

Rear Courtyard

Storeroom, laundry room, coal and wood shed with W/C.



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Hunley House Saltburn Road, Brotton Saltburn-By-The-Sea

- SPECTACULAR VIEWS
- 4 GENEROUS RECEPTION ROOMS
- 7 WELL PROPORTIONED BEDROOMS
- PRIVATE COURTYARD
- GARAGE/STABLE

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£570,000



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