



# Inglebys

Estate Agents



## Casamanse Water Lane

Loftus, TS13 4JT

**Offers In The Region Of £295,000**



Inglebys are delighted to offer for sale this one off, three bedroom detached bungalow situated in the woodland area of Water Lane, Loftus. Located within a short drive to Whitby, Saltburn and North York Moors National Park. The bungalow is located in a tranquil, elevated plot with idyllic wrap around gardens, a separate detached garage (recently replaced roof) opposite which also benefits from woodland to the rear. Being owned by the current owners for over 30 years, very seldom do properties of this type and style become available. The property has had planning permission to extend to the first floor which has since expired. Also, fitted October 2025 is an Air Source Heat Pump with solar panels and centrally heated throughout!

Casamanse has an interesting story, named after the cargo ship which ran aground on Hummersea beach in 1941, some of the timbers from the ship were retrieved and used in the building of the property (some now having being replaced). Not often does a property carry such a past!

The property benefits from large gardens, floor to ceiling picture window to the lounge, three bedrooms, central heating and solid fuel fire providing a cosy winter feeling, has to be seen to be truly appreciated but please bear in mind that this property is elevated, meaning steps to the front of the property.



No onward chain! Large gardens with additional woodland area to the rear of the detached garage, summerhouse to the front garden, solid fuel fire, large window to the front aspect and parking for multiple vehicles, the property benefits from central heating and uPVC double glazed windows and doors. Located within close proximity of the market place which offers most amenities including local bus routes and shops.

Tenure: Freehold

Council Tax: B

EPC Rating: B

**Hallway**

Enter the property via a white uPVC door with windows either side, wood effect laminated floor and double radiator.

**Lounge 13'10" x 12'0" (4.24m x 3.66m)**

With new carpet to the floor and floor to ceiling uPVC window to the front aspect which offers plenty of natural light, providing an airy feel to the room. The lounge also has a brick built fire surround which has an open solid fuel fire with back boiler.

**Kitchen 12'9" x 10'9" (3.90m x 3.30m)**

A well proportioned kitchen with wood effect laminated flooring, a range of wall and base units finished with cream shaker style doors and drawer fronts, wood effect worktops with tiled splashbacks, range oven and hob with extractor hood, 1 1/2 bowl stainless steel sink/drainer with chrome mixer tap, integrated dishwasher and uPVC window and door to the rear aspect, double radiator and door to bedroom.

**Bedroom One 12'0" x 8'7" (3.66m x 2.62m)**

A generously proportioned double bedroom with carpet to the floor, single radiator and bow uPVC window to the side aspect.

**Bathroom 8'3" x 7'4" (2.54m x 2.24m)**

The bathroom offers a white three piece bath suite, with electric shower over the bath and glass screen, tiled walls, single radiator and uPVC window to the rear aspect.

**Bedroom Two 11'10" x 10'0" (3.63m x 3.07m)**

Another double bedroom with carpet to the floor, white fitted wardrobes, single radiator and uPVC window to the front aspect.

**Bedroom Three 10'5" x 10'2" (3.20m x 3.12m)**

Another well sized bedroom, with carpet to the floor, single radiator and uPVC window to the rear aspect.

**Externally**

The property is positioned within a large tiered garden, with steps leading to the property as well as a sweeping path, the gardens are laid mainly to lawn with trees and shrubs to the perimeter, a summerhouse to the front of the garden and paved patio area to the property overlooking the gardens. At the rear of the property is a coalhouse and storage area for logs etc...

Opposite the property is a single detached garage with driveway and additional parking, there is a woodland area also to the rear of the garage.

**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.

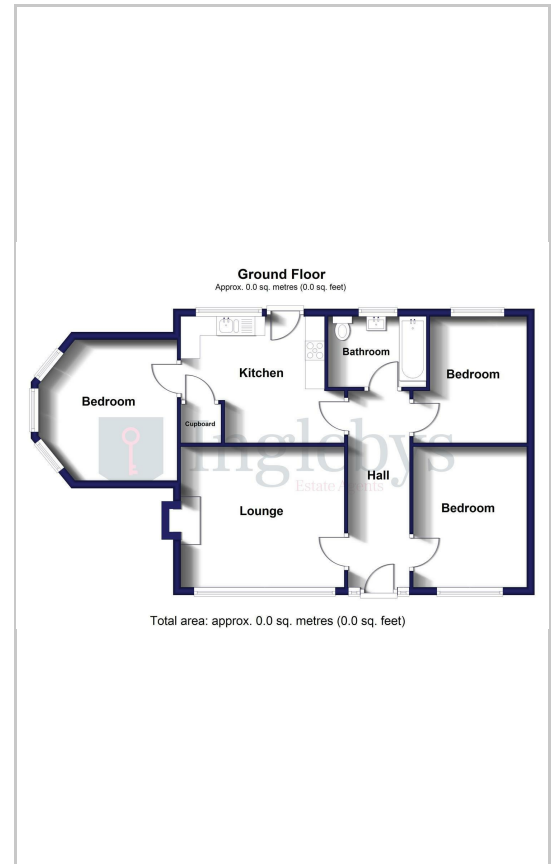
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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