

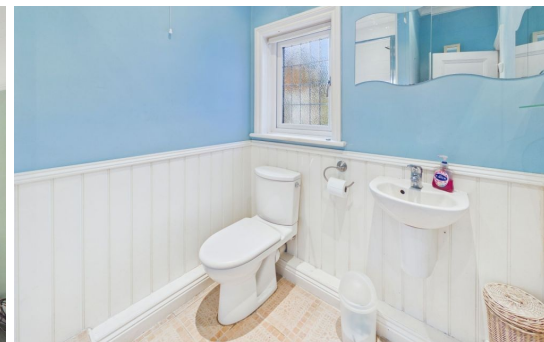


01947 601301



28 ELLERBY LANE, RUNSWICK

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Substantial Detached House with Sea Views
- Period Features including Fireplaces & Stained Glass
- 2 Well-Proportioned Reception Rooms
- Extended Kitchen/Diner with Patio Doors
- Utility Room & Downstairs Shower Room
- 4 Bedrooms, Bathroom & Separate WC
- 2 Attic Rooms with Velux Windows & Staircase
- Oil Central Heating & Double-Glazing Throughout
- Large Garden with Wildlife Pond & Fruit Trees
- Garage & Gated Driveway with Parking for 3 Cars
- Great Potential to Improve with Scope to Extend

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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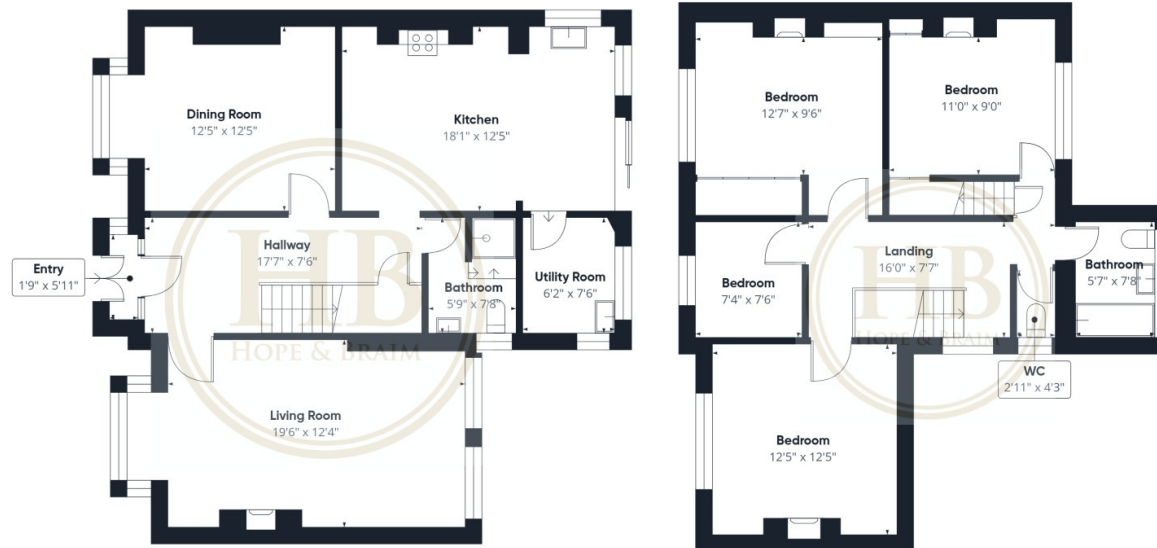
28 ELLERBY LANE, RUNSWICK- 4 bed Detached House --



Hope & Braim are delighted to present this substantial detached house at 28 Ellerby Lane, Runswick, occupying an enviable position with sea views and offering a wealth of period character throughout. With considerable scope to improve and potential to extend, this is a property of real depth and possibility in a setting that speaks for itself. The approach is immediately impressive, with a gated driveway providing parking for three vehicles alongside a garage, the house itself presenting with the kind of solidity and presence that only a well-built period home can offer. Internally, the ground floor is both practical and full of charm. Two well-proportioned reception rooms retain fine period features including original fireplaces and stained glass, lending warmth and individuality to the living spaces. The extended kitchen/diner is a particularly versatile space, fitted with patio doors that draw the garden into everyday life. A utility room and downstairs shower room complete the ground floor arrangement with commendable practicality. The first floor provides four bedrooms, a family bathroom and a separate WC, with the accommodation arranged across a generous footprint that reflects the scale of the property. Above, two further attic rooms, accessed via a fixed staircase and each benefitting from Velux windows, offer flexible space ideal for home working, hobbies or additional sleeping accommodation. Throughout, oil central heating and double-glazing ensure year-round comfort, while the period features that define the character of the home have been thoughtfully retained. To the rear, the large garden is a genuine delight; a wildlife pond and established fruit trees create a space that rewards quiet enjoyment through every season. Viewing is strongly recommended to appreciate the full scale, character and potential this property at 28 Ellerby Lane, Runswick presents.



28 ELLERBY LANE, RUNSWICK- 4 bed Detached House --



Floor 0 Building 1

Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2064 ft²

Reduced headroom

86 ft²

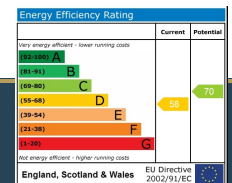
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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