

EAST RIDGE FARM, RIDGE LANE, STAITHES, SALTBURN-BY-THE-SEA, TS13 5DX



- ▲ Unique lifestyle opportunity with home and established business
- ▲ Stunning five-bedroom detached sandstone farmhouse
- ▲ Set within approximately 7 acres of private grounds
- ▲ Three successful holiday let conversions included in the sale
- ▲ Proven income-generating business with further potential
- ▲ Beautiful private pond and established tree orchard
- ▲ Extensive private parking for residents and guests
- ▲ Large storage shed/workshop with excellent storage space
- ▲ Characterful sandstone property retaining period charm
- ▲ Peaceful rural setting with far-reaching countryside views
- ▲ Ideal for multi-generational living, tourism or equestrian aspirations (subject to any necessary consents)
- ▲ Rare opportunity to acquire a substantial country estate with income potential

£1,500,000

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East Ridge Farm presents a truly unique opportunity to acquire an exceptional five-bedroom detached sandstone farmhouse, set within approximately seven acres of idyllic private grounds and complemented by three established holiday let cottages, all enjoying an enviable rural setting.

The impressive farmhouse is rich in character and charm, offering generous and versatile living accommodation ideal for family life, whilst retaining a wealth of original features synonymous with a traditional sandstone property. Surrounded by rolling countryside, the home enjoys complete privacy and a peaceful setting rarely found on the open market.

A standout feature of East Ridge Farm is the inclusion of three accompanying outbuildings, thoughtfully converted and currently operating as highly successful holiday lets, providing an excellent income stream with scope for continued business growth or alternative uses, subject to the necessary permissions.

The extensive grounds extend to approximately seven acres and have been beautifully maintained, incorporating a private pond, established tree orchard and expansive lawned areas, creating a wonderful environment to relax, entertain or enjoy country pursuits. A substantial storage shed provides excellent practical space, while the private car park offers ample parking for residents and guests alike.

Whether you are searching for a stunning family residence, an investment with proven income, or a lifestyle change in an outstanding countryside setting, East Ridge Farm offers an opportunity unlike any other.

Opportunities of this calibre are exceptionally rare, and early viewing is strongly recommended to fully appreciate everything this remarkable country estate has to offer.

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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EAST RIDGE FARM, TS13 5DX

Mains Electricity
Water: Private Borehole
Private Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

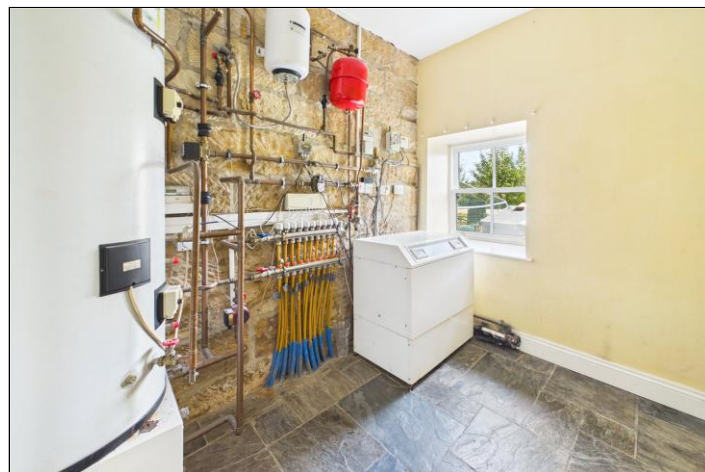
BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

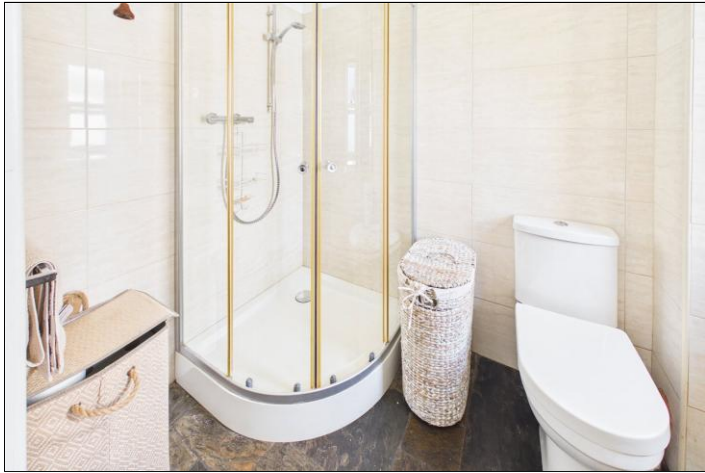
AGENTS REF: - JS/LS/RED250938/04082026

Council Tax Band: D **Tenure:** Freehold

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

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