



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

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## **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 rows, 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 rows.

### **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 cornice 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 cornice 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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