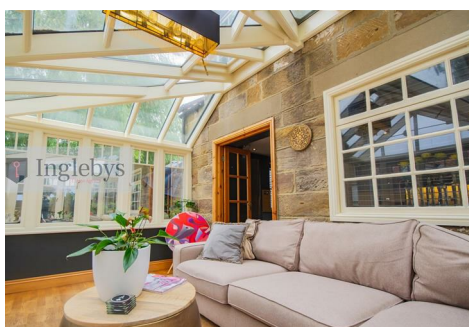




Inglebys

Estate Agents



29 Sundial House, High Street, Skelton-In-Cleveland, TS12 2EF

£375,000

An outstanding Grade II Listed 4-bedroom period home combining timeless character with contemporary family living in the heart of Skelton.

Behind its handsome sandstone façade lies a home that exceeds expectations. Beautifully blending period charm with thoughtfully modernised living, Sundial House offers three floors of exceptionally versatile accommodation, stunning entertaining spaces and a lifestyle that's increasingly difficult to find.

From the moment you step inside, the house reveals its true proportions. Rich in original character, exposed timbers, feature stonework and inviting living spaces combine effortlessly with contemporary finishes to create a home that feels both luxurious and welcoming.

The heart of the property is undoubtedly the superb farmhouse-style kitchen, centred around a magnificent traditional AGA, creating both a striking focal point and a warm, homely atmosphere. Complemented by generous work surfaces and excellent storage, it is a kitchen designed equally for everyday family life and entertaining.

Flowing seamlessly from the kitchen is the spectacular hardwood Salisbury conservatory, a room that completely transforms the rear of the property. Flooded with natural light through its impressive glazed roof this exceptional space provides the perfect setting for relaxed family living, formal dining or simply enjoying the changing seasons all year round.

Practicality hasn't been forgotten either, with an adjoining utility room providing additional preparation space and cooking facilities, keeping the main kitchen beautifully uncluttered.

The ground floor continues with a generous dining area opening into the welcoming living room, where a log-burning stove creates a cosy focal point during the colder months. Beyond lies an equally inviting snug, perfectly suited as a second sitting room, reading room, children's retreat, or a dedicated home office. A ground-floor shower room completes this incredibly versatile level.

Ascending the staircase, the home continues to impress. A beautiful galleried landing serves three generous first-floor bedrooms, each offering its own individual charm. The principal suite enjoys the added luxury of a dedicated dressing room, while the remaining bedrooms are equally well-proportioned and beautifully presented.

The stylish family shower room has been just recently finished to an exceptional standard, featuring high-quality fixtures and a sleek contemporary design.

The staircase then continues to the second floor, where an exposed sandstone wall adds even more character as you reach the impressive fourth bedroom. This peaceful

retreat enjoys elevated views stretching across Skelton, neighbouring towns and towards the coastline, providing a wonderful sense of privacy.

Beyond the fourth bedroom lies an additional bathroom together with a highly versatile loft room, perfect as a dressing room, hobby room, studio, work-from-home space or invaluable storage.

Outside, Sundial House continues to deliver flexibility. The rear garden has been designed for low maintenance, allowing more time to enjoy the property rather than maintain it. There is currently off-road parking for two vehicles, although the layout offers exciting potential to either create additional parking or increase the garden space depending on individual requirements. A right of access is retained for the neighbouring cottage.

To the front, an enclosed lawned garden creates an attractive first impression while offering a pleasant outdoor space for families, children or pets.

Throughout every room, Sundial House strikes that increasingly rare balance between period elegance and modern practicality. It is a home that adapts effortlessly to growing families, professional couples, multi-generational living or those simply looking for something genuinely special.

The true scale, flow and atmosphere of this remarkable home can only be appreciated in person.

Tenure: Freehold. There is a Right of Access for the cottage behind.

Council Tax: Redcar & Cleveland Borough Council. Band-E.

EPC Rating: D-Rating.

Hall

Wooden door to the front elevation. Radiator. Storage cupboard. Exposed beams. Staircase leading to the first floor. Under-stairs storage.

Dining Room 13'6" x 9'6" (4.12m x 2.90m)

Exposed beams. Carpeted. Radiator. Storage in the chimney alcove. Sash leaded double glazed window with original wooden shutters. Open archway to the Living Room.

Living Room 20'0" x 12'2" (6.10m x 3.73m)

Exposed beams. Dual-aspect with windows to the front & rear aspects and door opening to the Rear Elevation. Beautiful feature sandstone fireplace with log-burning stove sat on a quarry tiled hearth. Radiator. Wall lighting.

Snug / Office 22'0" x 12'0" (6.71m x 3.66m)

Dual-aspect with large bow window to the rear aspect & sash leaded double glazed window to the front aspect. Exposed beams. Carpeted. Radiator. Wall lighting. Dressed stone Inglenook fireplace.

Kitchen & Breakfast Area 18'0" x 10'7" (5.49m x 3.25m)

Fitted with a modern range of Treske wall, base, drawer & display units. Solid beechwood worktops incorporating Villeroy & Boch white sink with mixer tap. Tiled splashbacks. Under-counter lighting. Engineered oak finish flooring. Cream Aga stove, fully restored and in immaculate condition. Plumbing for dishwasher. LED downlighting. Windows to the side & rear aspects. Wooden glazed door opens to the Side Elevation. Double doors open to the Conservatory.

Hardwood Salisbury Conservatory 14'0" x 11'8" (4.27m x 3.56m)

Double glazed windows & roof. 2x Radiators. Engineered oak finish flooring. French doors open to the Rear Elevation.

Preparation Kitchen / Utility Area 14'7" x 8'11" (4.47m x 2.74m)

High quality Treske wall, base & drawer units to match the Kitchen. Twin-bowl Villeroy & Boch white glazed Butler sink with mixer tap. Tiled splashbacks. Beechwood worktops. Gas cooker point. Plumbing for washing machine & space for tumble dryer. Space for under-counter fridge & freezer or wine cooler. Extractor fan. Feature exposed sandstone wall. LED downlighting. Engineered oak finished flooring. Wooden glazed door opening to the Rear Elevation.

First Floor**Galleried Landing**

Stairs leading to the second floor. 2x Under-stairs storage cupboards. Carpeted.

Bedroom One 14'0" x 12'4" (4.27m x 3.76m)

Exposed beams. Carpeted. Wooden double glazed sash window with original wooden shutters to the front aspect. Fitted wardrobes. Carpeted. Radiator. Access to the Dressing Room.

Dressing Room 9'8" x 9'6" (2.95m x 2.90m)

Window to the side aspect. Carpeted. Radiator.

Bedroom Two 16'0" x 10'7" (4.88m x 3.25m)

2x windows to the rear aspect. Carpeted. Exposed beams. Radiator.

Bedroom Three 11'11" x 10'0" (3.65m x 3.05m)

Sash window to the front aspect with original wooden shutters. Radiator. Carpeted.

Shower Room

Recently completed to a high standard. Walk-in shower cubicle with rainfall shower head & hand-held attachment. Low-level W/C. Hand basin. Part-tiled walls. LED downlighting. Composite heated towel rail. Window to the rear aspect.

Second Floor**Bedroom Four**

Exposed beams. Storage cupboard. Laminate flooring. Radiator. Dormer window showcasing panoramic views over the town and the sea in the distance.

Inner Lobby**Bathroom**

Panel bath with shower above. Glazed shower screen. Low-level W/C. Pedestal hand basin. Tiled walls.

Loft Room / Store Room 12'2" x 5'8" (3.71m x 1.75m)

Window to the rear aspect with views over the Town. Radiator.

External**Front Elevation**

Enclosed garden laid to lawn with hedgerow along the perimeter of the property. Driveway leads to the Rear Elevation.

Rear Elevation

Enclosed low-maintenance garden area with outdoor seating space, patio & garden laid to lawn with established borders & mature willow tree with a protective preservation order in place. Storage shed. Coal store. Off-street parking for 2x cars currently, however the rear elevation can be re-configured to suit each individual buyers' requirements. A right of access runs along the driveway itself to the neighbouring cottage located behind Sundial House.

Why You'll Love Living Here...

Positioned on the historic High Street in the heart of Skelton-in-Cleveland, Sundial House enjoys the perfect balance between village character and modern convenience.

Steeped in history dating back to medieval times, Skelton has evolved into one of East Cleveland's most desirable places to live. At its centre sits the historic church, attractive period buildings and a thriving High Street offering independent businesses, cafés, traditional pubs, restaurants, supermarkets, healthcare facilities and everyday amenities, all within an easy walk of the property.

Families are well served by highly regarded primary and secondary schools, while excellent transport connections

place the market town of Guisborough, Redcar, Saltburn-by-the-Sea, and Middlesbrough all within comfortable driving distance.

Nature lovers are equally spoilt for choice. The dramatic North Yorkshire coastline is only minutes away, with Saltburn's Victorian pier, beautiful beaches and famous surf scene providing year-round enjoyment. The spectacular North York Moors National Park offers countless walking, cycling and outdoor pursuits right on your doorstep.

Whether it's enjoying Sunday lunch in a local country pub, walking the Cleveland Way, exploring nearby woodland, spending days at the beach or commuting across Teesside, Sundial House places everything within easy reach.

It's a location that offers the very best of both worlds, historic village living with exceptional access to the coast, countryside and major employment centres.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

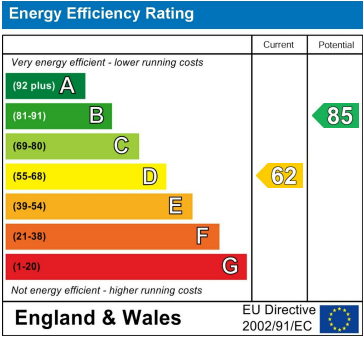
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.