



The Woodlands High Street

Loftus, TS13 4HH

£575,000



One of the most imposing properties in Loftus, located in the historic Market Place, 'The Woodlands' has had a scattered history, built in the late 18th century with its Rennie Mackintosh staircase, stained glass vestibule and landing window, this large family home really is the stand out property within this historic town!

The property has been sympathetically modernised downstairs by the current owner, who has painstakingly taken back the hallway wooden paneling to show its true identity, wooden block flooring throughout the majority of the ground floor. The kitchen and snug are a beautiful area for families to cook, relax and chill. Fitted with a modern kitchen, lantern roof and vaulted ceiling to the snug area, all opened up to a well proportioned dining room. Hidden double doors provide access to a large utility room and downstairs WC.

The Mackintosh staircase again has been tastefully reinstated with much of the stained glass windows being renovated, all the front windows to the property have been renovated with new glazed units, and new uPVC to the side and rear, due to the property being situated within a conservation area.

To the first floor are six extremely well proportioned bedrooms, and a large family bathroom, there is a full staircase to the spacious loft area which has real potential.

To the outside, there is gated access with parking for multiple vehicles to the rear and side, as well as a front garden laid mainly with lawn and borders.



Loftus is a historic market town, and The Woodlands is located in the heart of the Market Place next door to the Town Hall and St. Leonards church, only a short walk to local shops, schools, bars, restaurants and local bus routes this property really is well positioned.

The beauty of Loftus' location is that it is only a short trip to local seaside towns and villages, and only half an hour away from major towns such as Middlesbrough, Redcar and Whitby. The nearest train station is 15 minutes away at Saltburn, with routes to all major links.

The property to the ground floor has been significantly refurbished to the very highest of standards, however it should be noted that the bedrooms would still benefit from decoration, although all of the large upgrades and repairs have all been carried out. This ranges from roofs, guttering, heating systems, windows and doors as well as drainage, so the remaining works are simply decorative.

Tenure: Freehold

Council Tax: Band E

EPC Rating: E (a new EPC has been instructed due to the modifications)

Hallway

Accessed from the side of the property, there is a vestibule with stained glass windows, this opens to a spacious, light and airy hallway with wooden panelling to the walls, a Remy Macintosh staircase leading to the first floor, wood burning stove and large oversized light fitting from the landing ceiling, stylish wooden flooring and period radiator.

Lounge 16'11" x 13'10" (5.17m x 4.24m)

With wooden flooring continuing into the lounge, the room benefits from two large windows to the front and side aspect, to the front the window is a lead glass bow window and to the side is a large uPVC bay window, both with window seats. There is wooden panelling to the walls, a large sandstone fire surround and hearth with a cosy open fire, period radiator and cornice to the ceiling really finishes this stylish room off.

Sitting Room 18'0" x 13'4" reducing to 10'0" (5.49m x 4.08m reducing to 3.05m)

Another spacious room, which is unfinished (although only decoratively), and has wood effect laminated flooring, picture rail an cornice to the ceiling, large uPVC bay window to the side aspect and double radiator.

Kitchen/Snug 38'1" x 13'11" (11.63m x 4.26m)

Wow! What a room, and a real family area with open plan living from kitchen to snug, and onto the dining room, as well as the obvious the kitchen benefits from a large lantern roof providing plenty of natural light to the kitchen and island, a vast range of wall and base units all finished with dark blue wood effect kitchen doors and drawer fronts, beautiful Corian marble worktops and upstands with twin brushed brass effect Belfast style sinks and matching brass mixer with 'boiler' tap. The kitchen benefits from an integrated dishwasher, wine cooler, microwave, 5 ring induction hob to the island with 'pop up' downdraft extractor fan, two single electric ovens under the island, period radiator with uPVC window to the rear aspect, twin 'secret' doors provide access to the utility and downstairs WC. Snug area - to the front of the kitchen is the snug with its vaulted ceiling and wooden beams adding some real class and a cosy feel, a bow window to the front aspect and single radiator, there is a feature gas fire which is a real eye catcher and open plan dining room.

Dining Room 12'8" x 12'0" (3.88m x 3.67m)

Open to the snug area, this spacious dining room benefits from the feature gas fire, the room also has a bow window to the front aspect with single radiator and the wooden flooring continues, doorway to the hallway.

Utility Room 9'6" x 7'6" (2.90m x 2.31m)

A spacious room which will have a range of wall and base units with worktop, plumbing for washing machine, uPVC window to the side aspect.

Downstairs WC 5'1" x 5'0" (1.56m x 1.53m)

A really well thought out room with white toilet, stone effect basin and mixer tap set on Walnut timber shelves, period radiator and uPVC window to the rear side aspect.

Hobby Room 15'11" x 8'7" (4.87m x 2.64m)

A really well proportioned 'additional' room which has many uses, large uPVC bay window to the rear aspect, tiled floor.

Downstairs Bathroom 10'0" x 8'0" (3.07m x 2.44m)

A large family bathroom with wood effect laminated flooring, white 3-piece bath suite, part tiled walls, white column radiator and uPVC window to the rear aspect.

First Floor

Bedroom One 17'0" x 13'11" (5.20m x 4.25m)

A really well proportioned bedroom with carpet to the floor, bow window to the front elevation with single radiator, a uPVC window to the side aspect with double radiator and picture rail, doorway to adjoining bedroom.

Bedroom Two 13'11" x 12'0" (4.25m x 3.66m)

Another really well proportioned double bedroom with bow window to the front aspect and single radiator, wood effect laminated flooring and picture rail.

Bedroom Three 13'5" x 9'7" (4.09m x 2.94m)

A double bedroom (currently used as a dressing room) with carpet to the floor, has an adjoining door to the principal bedroom, uPVC window to the side aspect.

Bedroom Four 16'1" x 13'5" (4.92m x 4.11m)

The second largest bedroom to the first floor with a large uPVC window to the side aspect, 2 x double radiators and picture rail.

Bedroom Five 12'11" x 8'5" (3.94m x 2.59m)

Another double bedroom with wood laminated flooring, uPVC window to the rear aspect, double radiator and picture rail.

Off Half Landing

Bedroom Six 13'0" x 8'6" (3.98m x 2.60m)

Tile effect vinyl flooring with uPVC bay window to the side aspect and large double radiator.

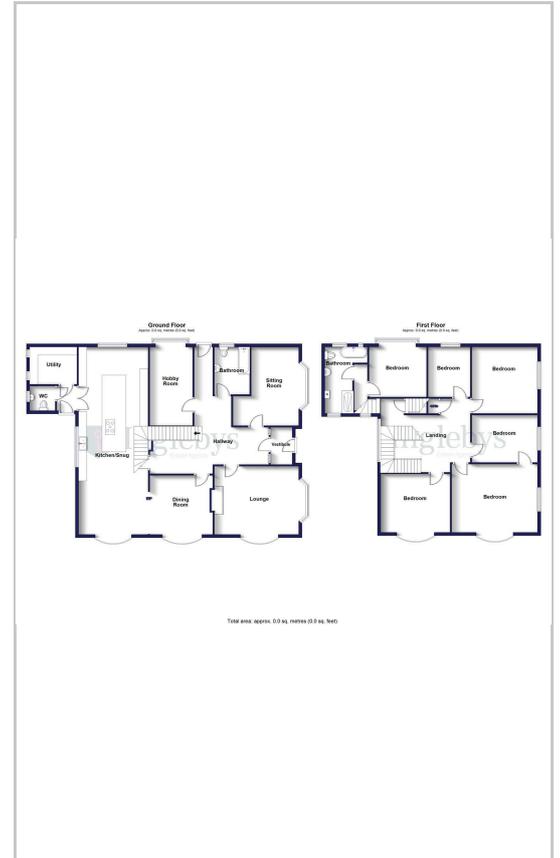
Family Bathroom 13'4" x 13'11" (4.07m x 4.26m)

A fabulously sized family bathroom with white three piece bath suite, separate double shower enclosure with electric shower, windows to the rear and front aspect, airing cupboard housing Worcester combination boiler (new), white column radiator as well as chrome heated towel rail.

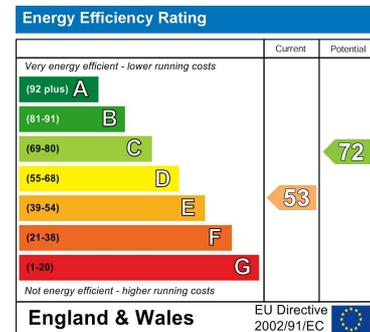
Area Map



Floor Plans



Energy Efficiency Graph



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