



# Inglebys

Estate Agents



## 17 Stone Row

Skinningrove, TS13 4BE

**£250,000**



Refurbished by the current owners to the highest of standards with no stone left unturned, currently used as a successful holiday let 'Poets Corner' on Stone Row in the fishing village of Skinningrove has a little bit of everything.

Come and view this surprisingly spacious sandstone cottage in the heart of Skinningrove, only a short walk to the untouched Cattersty Sands beach and the Cleveland Way, local bus route on your doorstep and free street parking out front (permit parking).

Appealing to buyers of all types this property has been taken right back to brick and rebuilt with some really sympathetic touches, which range from original sandstone walls, Oak door surrounds and a wood burning stove set within an Inglenook Fireplace.

Benefiting from three double bedrooms, a spacious lounge and much extended kitchen with lantern roof, a shower room and bedroom downstairs as well as a family bathroom upstairs with two double bedrooms, uPVC double glazed units with composite doors and gas central heating, there really is nothing else to consider... The property is being sold fully furnished, and ready to go.



Very seldom do properties come up for sale on Stone Row, and certainly not to this standard! Poets Corner offers three well proportioned bedrooms along with two bathrooms and spacious living areas downstairs, as well as a private courtyard to the rear.

Tenure: Freehold  
 Council Tax: Redcar & Cleveland Band A  
 EPC Rating: C

**Hallway**

Accessed via a composite front door, there is carpet to the floor and single radiator, access to downstairs bedroom, shower room and lounge.

**Bedroom Three 14'4" x 8'9" (4.38m x 2.68m)**

A spacious double bedroom with carpet to the floor, single radiator and uPVC window to the front aspect.

**Lounge 20'6" x 11'10" (6.26m x 3.61m)**

A surprisingly well proportioned lounge giving a real light and airy feel with carpet to the floor, an Inglenook fireplace with wood burning stove, tiled hearth and Oak mantle, uPVC window to the front aspect and double radiator. Open doorway finished in solid Oak and original sandstone.

**Shower Room 9'3" x 5'6" (2.82m x 1.70m)**

A wet room with sealed floor, white low level toilet and basin, electric shower and shower curtain, part tiled walls, extractor, period radiator and towel rail along with uPVC window to the side aspect.

**Kitchen/Dining area approx. 19'0" x 11'5" (approx. 5.81m x 3.48m)**

A real showpiece for the property is the kitchen/dining area, with lantern roof providing plentiful natural light to the room, a range of wall and base units finished with Sage coloured shaker style doors and drawer fronts, woodblock effect worktops with matching upstands, white enamel sink/drainers with chrome mixer, uPVC window to the rear aspect, ceramic hob with black hood, single electric oven, plumbing for washing machine and space for dryer, under-stairs cupboard, large single radiator and composite door to the rear courtyard.

**First Floor**

**Bedroom One 14'3" x 12'9" (4.36m x 3.91m)**

A large double bedroom with carpet to the floor, uPVC window to the front aspect and single radiator.

**Bedroom Two 11'11" x 12'0" (3.65m x 3.66m)**

Another equally impressive bedroom with carpet to floor, uPVC window to the front aspect and single radiator.

**Family Bathroom 9'0" x 7'11" (2.75m x 2.43m)**

With ample space there is a three-piece, white bath suite with mixer shower and glass screen over bath, white low level WC and basin, tile effect vinyl flooring and part tiled walls, period radiator and towel rail along with uPVC window to the rear aspect.

**Externally**

**Front.**

Street parking to the front directly outside the property, which is currently residents permit parking only.

**Rear.**

An enclosed rear courtyard with paved floor sheltered seating area and gate to the rear street.

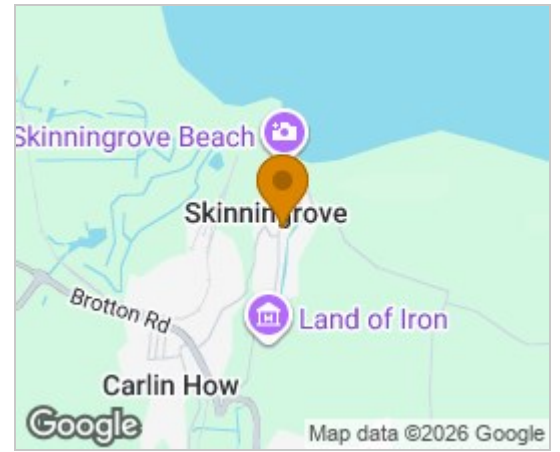
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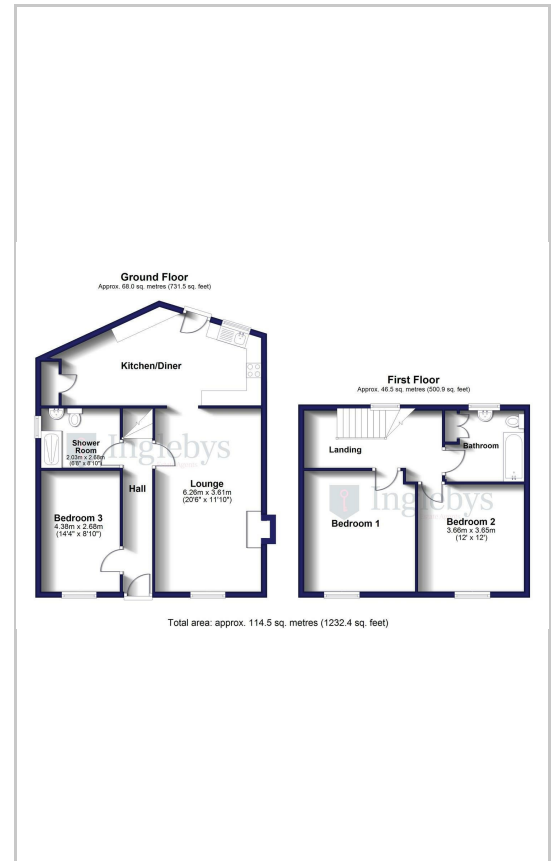
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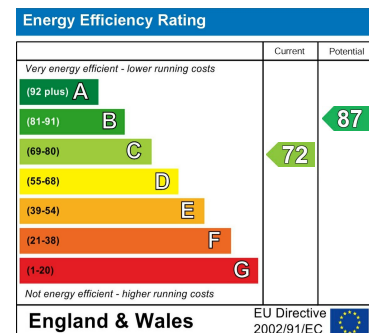
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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