



# Inglebys

Estate Agents



## Penny Nab Cottage Church Street

Staithe Saltburn-By-The-Sea, TS13 5DB

£399,950



This delightful house on Church Street offers a perfect blend of comfort and character. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed reception room provides a warm and inviting atmosphere, perfect for relaxing or entertaining.

Situated in a picturesque coastal village, residents can enjoy the stunning scenery and the vibrant community that Staithe has to offer. With its quaint streets and proximity to the sea, this location is perfect for those who appreciate the beauty of nature and the charm of village life.

Whether you are seeking a family home or a peaceful retreat, this house on Church Street is sure to impress. Don't miss the chance to make this lovely property your own.



Tenure Details: Freehold.

Council Tax Band: Band B

EPC Rating: E

**Entrance Hallway**

Partially glazed wooden entrance door.  
Exposed ceiling beams.  
Wood flooring.  
Staircase rising to the first floor.

**Living Room 21'5" x 8'11" (6.55 x 2.72)**

Sash windows to the front, rear and side aspects.  
Exposed ceiling beams.  
Radiator.  
Multi fuel stove with oak mantle.  
Wood flooring.  
Under-stair storage cupboard.  
Staircase leading down to the Kitchen/Dining Room.

**Lower Level**

**Kitchen/Dining Room 20'6" x 10'1" (6.25 x 3.08)**

Window to the front aspect.  
Exposed ceiling beams.  
A range of fitted wall and base units with marble effect roll top work surfaces.  
Integrated electric oven, hob, extractor hood and dishwasher.  
Stainless steel, double corner sink unit with a mixer tap.  
Tiled splashbacks.  
Ceramic tile flooring.  
Door to the rear hallway.

**Rear Hallway 3'6" x 9'4" (1.08 x 2.86)**

Exposed ceiling beams.  
Ceramic tiled flooring.  
Doors to the Utility Room and Rear Courtyard.

**Utility Room 9'10" x 4'10" (3.0 x 1.48)**

Exposed ceiling beams.  
Plumbing for a washing machine.  
Hot water tank and electric heating system.

**First Floor Landing**

Built in storage cupboard.  
Staircase rising to the Second Floor.

**Bedroom Two 9'4" x 9'3" (2.87 x 2.82)**

Sash window to the front aspect.  
Exposed ceiling beams.  
Integrated storage cupboards.  
Radiator.

**Family bathroom 8'5" x 3'6" (2.57 x 1.08)**

A white, three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over.  
Extractor fan.  
Heated towel rail.  
Wood effect vinyl flooring.  
Half tiled walls.

**Bedroom Three 12'0" x 8'10" (3.67 x 2.71)**

Window to the rear aspect.  
Radiator.  
Exposed ceiling beams.

**Second Floor**

**Master Bedroom 10'4" x 10'9" (3.17 x 3.28)**

Double glazed window to the front aspect with sweeping views of the harbour.  
Exposed ceiling beams.  
Integrated storage cupboards.  
Radiator.  
Door to the En Suite.

**En Suite 3'7" x 8'2" (1.10 x 2.50)**

Low level WC.  
Glass shower enclosure.  
Vinyl Flooring.

**Bedroom Four 5'4" x 5'5" (1.64 x 1.67)**

Two velux windows.

**Externally**

To the rear of the property is a private, stone flagged courtyard.

**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.

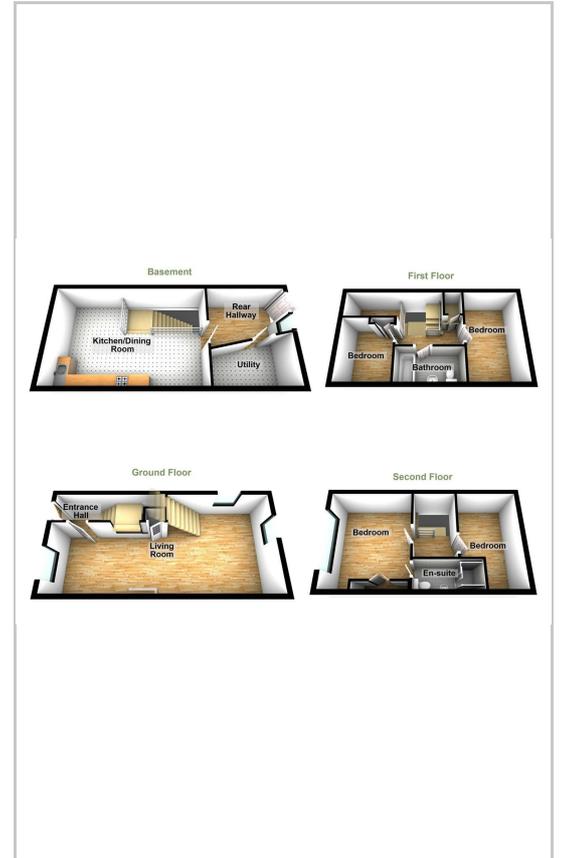
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

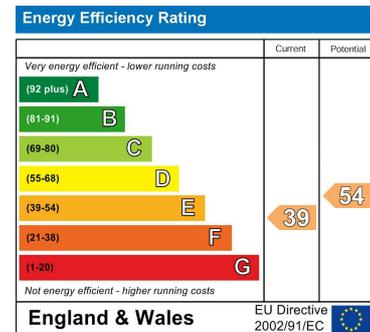
## Area Map



## Floor Plans



## Energy Efficiency Graph



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