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# 3 St. Hildas Place

Loftus, TS13 4JY

**£160,000**

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A characterful traditional 2-bedroom sandstone cottage, tucked away behind an established front garden and offering a wonderfully warm country-style interior, mature rear garden and versatile loft room.








Exuding charm and character, this traditional sandstone cottage on St. Hilda's Place offers something a little different, combining the appeal of an older property with a comfortable and homely interior arranged over three floors.

Set back behind an enclosed and established front garden, the attractive sandstone frontage gives the property an inviting cottage appearance from the outset. Internally, the country-inspired styling continues, with exposed beams and traditional touches helping to create a warm and welcoming atmosphere. The ground floor provides a comfortable living room alongside a fully fitted kitchen and dining area to the rear, creating practical everyday living space while retaining the cosy character expected of a traditional cottage.

To the first floor are two bedrooms together with the main bathroom, while a further staircase rises to a useful loft room. This additional space adds considerable versatility to the property and could suit a variety of purposes depending upon the purchaser's requirements.

Outside is one of the particularly appealing features of the home. In addition to the enclosed garden to the front, the property enjoys an established garden to the rear with mature planting, shrubs and greenery creating a secluded, traditional cottage-garden feel. Paved and gravelled areas provide space for outdoor seating amongst the planting, making it an attractive spot to sit out during the warmer months.

St. Hilda's Place sits within Loftus, a historic market town whose roots stretch back centuries and which grew considerably during the development of Cleveland's ironstone mining industry. The area's industrial heritage remains an important part of its identity, with the nearby Land of Iron attraction at Skinningrove occupying the site associated with Cleveland's early ironstone mining industry.

For those who enjoy the outdoors, Loftus is also particularly well positioned between the stunning North Yorkshire coastline and the North York Moors. Seaside villages and towns including Skinningrove, Staithes and Saltburn-by-the-Sea are within easy reach, while the surrounding countryside provides numerous opportunities for walking and exploring. The North York Moors National Park itself covers an extensive landscape of moorland stretching towards the coast.

Everyday amenities are available within Loftus itself, while the position of the town provides convenient access towards Saltburn, Guisborough, Whitby and the wider Teesside area.

With its traditional sandstone exterior, characterful interior, two bedrooms, additional loft room and established gardens, this is a distinctive cottage that should appeal to anyone looking for a home with genuine character in an established East Cleveland setting.

Tenure: Freehold.
Tenure Details: Prospective purchasers should note that a Right of Way serving neighbouring properties runs between the rear yard and the rear garden.

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

EPC Rating: Awaiting New Certificate.

**Entrance Hallway**
Wooden door to the front elevation. Stairs leading to the first floor.

**Living Room 11'10" x 11'5" (3.62m x 3.50m)**
Exposed sandstone. Log-burning stove. Tiled floor. Hardwood glazed sash window to the front aspect with wooden shutters.

**Kitchen 14'6" x 6'9" (4.42m x 2.07m)**
A range of country-style base units with wooden worktops incorporating white enamel 1 1/2 bowl sink with single drainer & mixer tap. Plumbing for dishwasher. Integrated electric oven & separate ceramic hob. LED downlighting. Bi-fold window opening to the Dining Area with stable doors. Tiled floor. Exposed sandstone wall. Pantry under the stairs. Tiled splash-backs.

**Dining Area 14'6" x 7'1" (4.42m x 2.16m)**
Tiled floor. Sloped glazed roof. UPVC double glazed French doors open to the Rear Elevation. Access to Utility with plumbing for washing machine & space for tumble dryer.

**First Floor**

**Landing**
Wooden floor. LED downlighting. Stairs to the Loft Room.

**Bedroom One 11'8" x 8'7" (3.58m x 2.63m)**
Hardwood glazed sash window to the front aspect with wooden shutters. Carpeted. Exposed beams.

**Bedroom Two 7'4" x 6'8" (2.26m x 2.04m)**
UPVC double glazed window to the rear aspect with wooden shutters. Wooden floor.

**Bathroom 6'9" x 6'7" (max) (2.07m x 2.03m (max))**
Panel bath with shower above. Pedestal hand basin. Low-level W/C. Tiled walls. UPVC double glazed frosted window to the rear aspect.

**Second Floor**

**Loft Room 16'8" x 14'6" (5.10m x 4.42m)**
Exposed beams. Velux skylight window to the rear aspect. LED downlighting. Carpeted.

**External**

**Front Elevation**
Enclosed garden area laid to lawn with established borders with pathway leading to the front elevation of the home.

**Rear Elevation**
Enclosed yard with gated access to a pathway with neighbouring rights of way, with archway to an enclosed, mature garden with decorative gravel, block paving & established plants & greenery. Ample space for outdoor seating.

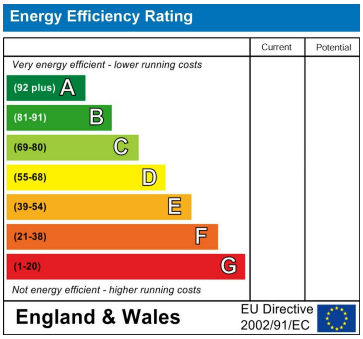
## Area Map




## Floor Plans




## Energy Efficiency Graph

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