Inglebys
Estate Agents



7 Townend Farm Whitby Road

Easington Saltburn-By-The-Sea, TS13 4NE

£239,950

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This delightful two-bedroom stone barn conversion offers a perfect blend of modern living and rural charm. Having recently undergone a stunning no expense spared renovation, this immaculately presented home features a sociable open plan living kitchen, ideal for entertaining.







Located on the Coast Road with easy access to Clifftop, Coast and Moors, this stunning barn conversion really should be viewed to appreciate the level of recent renovation. Situated on the corner of a small development, the property offers tunning rural views from both the open plan living /kitchen area ands the generous rear garden. Currently used as a one bedroom, to maximise living space for the current owners, this one level barn conversion would make a perfect part-time retreat or permanent residence.

Tenure: Freehold (though an annual charge is made for the Public Liability Insurance - Split four ways and we are told that last year this was approximately £45)
Council Tax: Redcar & Cleveland Band C
EPC Rating: C - Rated

Open Plan Living/ Kitchen/Diner 21'4" x 16'4" (6.52m x 4.98m)
Large open plan living space featuring recent fitted kitchen with a range of wall, base and drawer units, wood effect laminate worktops, centre island with additional cupboards, inset electric induction hob with built in extractor. Integrated double eye-level oven, microwave, fridge freezer, washing machine and dishwasher with space for an integrated dryer. Inset ceramic sink and a half with Quooker tap. French doors to the rear aspect with access to the garden, 2 x uPVC windows, 2 double radiators.

Hallway
Double Radiator

Bathroom 13'5" x 6'4" (4.1m x 1.95m)
Luxury fitted bathroom with white suite, freestanding bath, large glazed shower cubicle, low level W.C, and wash handbasin in matching vanity units. Black towel rail, uPVC window

Living Room/Bedroom Two 12'4" x 17'1" (max) (3.78m x 5.22m (max))
2 x uPVC windows, double radiator, built in storage and desk space

Bedroom 13'8" x 11'1" (4.17m x 3.4m)
uPVC windows to two aspects, fitted wardrobes, double radiator

Exterior
Enclosed rear courtyard laid with Indian stone, wooden storage shed.
Enclosed garden laid mainly to lawn with Indian stone patio area, established borders, wooden storage shed. Open views with horse field to the rear (which has been left open for the current owners, but could easily be enclosed after purchase of required

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.

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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.

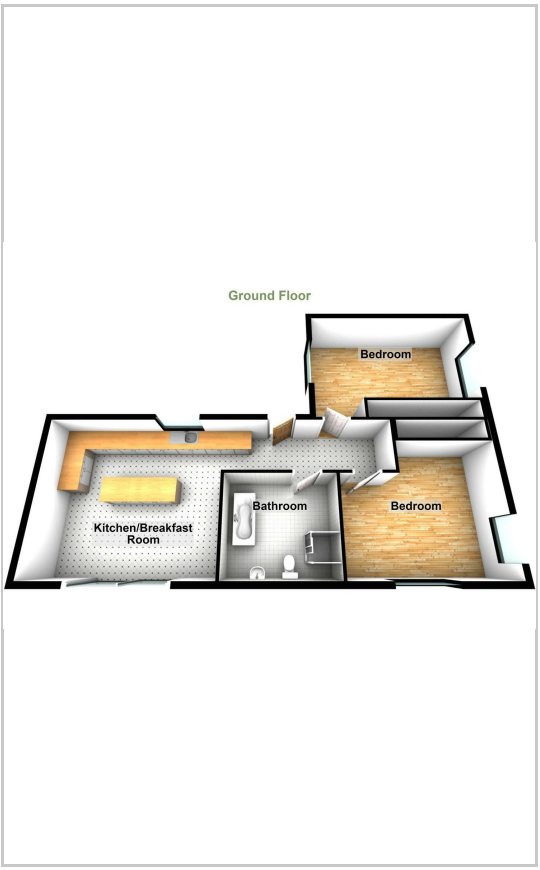
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

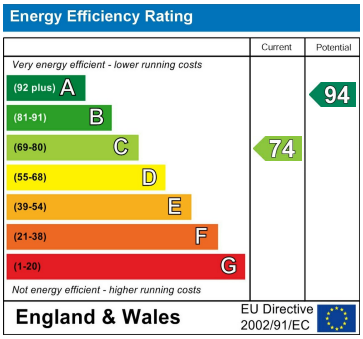
Area Map



Floor Plans



Energy Efficiency Graph



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