



Inglebys

Estate Agents



Kilton Mill House Mill Lane

Skinningrove Saltburn-By-The-Sea, TS13 4AJ

£305,000



A Unique Opportunity to Purchase a Stone Built Coastal Cottage in the Popular Village of Skinningrove. A 4-Bedroom Grade-II Listed Detached Residence split over three floors, with parking for several vehicles, and gardens to the front and rear



Located at the head of the popular Fishing Village of Skinningrove, within walking distance to Cattersty Sands on The Cleveland Way, a unique Grade-II Listed 4-Bedroom Stone Cottage split over Three Floors, and suitable for a variety of uses, Early Viewing is Advised.

Fitted Kitchen 23'2" x 7'7" (7.07m x 2.33)

Attractive and comprehensive range of contemporary country cream units with granite worktops & tiled surrounds, Belfast sink, American style fridge/freezer, range master cooker, wall mounted gas central heating boiler, 2 x uPVC double glazed windows, uPVC double glazed door

Dining/Living Room 15" x 10'6". (4.57m x 3.20m.)

Fire incorporated into rustic brick chimney breast, original beamed ceiling, uPVC double glazed window, radiator

Bedroom One 11'10 x 10'2 (3.61m x 3.10m)

Original beamed ceiling, built in wardrobes, uPVC double glazed window with blind, radiator

Rear Porch

uPVC double glazed door, adjacent w/c, low-level w/c

First Floor

Entrance Vestibule

Living Room 14'3 x 14 (4.34m x 4.27m)

Living gas fire incorporated into antique fireplace, arched window with shutters, ceiling cornice, ceiling rose, radiator

Dining Room 14'7" x 14'2" (4.45m x 4.32m)

Arched window with shutters, ceiling cornice, ceiling rose, radiator

Bedroom Two 16 x 14 (4.88m x 4.27m)

Wood burning stove, featured beamed ceiling, uPVC double glazed patio doors, sealed unit, double glazed window, radiator

Bedroom Three 10'11 x 10 (3.33m x 3.05m)

Sealed unit double glazed sash window, radiator

Inner Hall

Under-stair cupboard, 2 sealed unit double glazed sash window, 2 x radiator

Family Bathroom

Low-level w/c, inset wash hand basin & vanity unit, 2 x wall cabinets, panel bath with mixer tap, corner tiled & glazed shower cubicle, chrome towel radiator, ceramic tiled floor

Second Floor

Landing

Spindle staircase, study area, fitted wardrobes, exposed beams, uPVC double glazed window

Bedroom Four 16 x 9 (4.88m x 2.74m)

Exposed beams, eaves store, 2 x uPVC double glazed windows, radiator

Bathroom/W.C 16 x 9 (4.88m x 2.74m)

Low-level w/c, pedestal wash hand basin, corner bath with mixer tap, large tiled & glazed shower cubicle, electric shower, exposed beams, 2 x uPVC double glazed windows, radiator

Externally

Front Garden

Mature and colourful attractive front garden with a wide variety of trees & shrubs

Rear & Side Garden

Patio area

Secret Garden

Patio area

Driveway

Gated with parking for several cars

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.

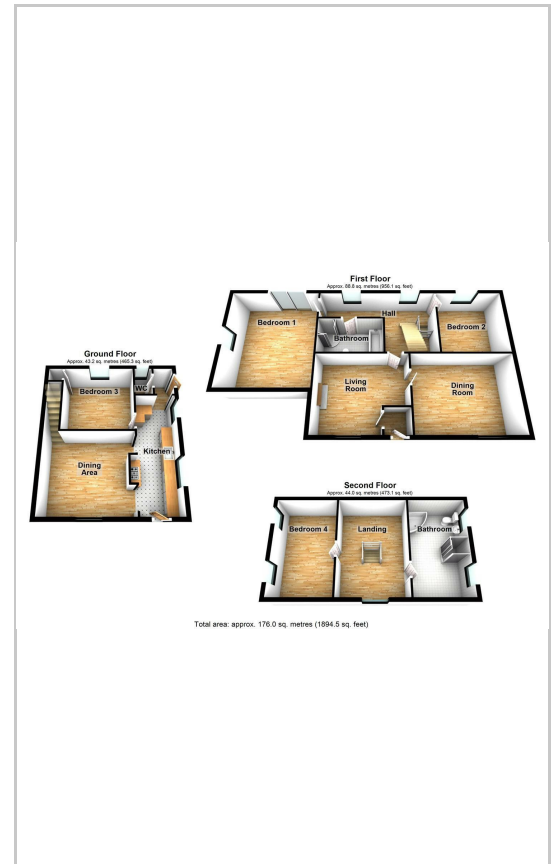
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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