



**12 The Lane, Mickleby, Saltburn-By-The-Sea,
Cleveland, TS13 5LX**

A unique, period farm house boasting well proportioned living accommodation. Having SEVERAL OUTBUILDINGS, ANNEX & EQUESTRIAN FACILITIES. Providing a multitude of uses, Viewing of this property is an absolute must.

Situated on a plot of approx 1.7 acres

One bedroom Annex - Ground floor

Double Garage

Four spacious bedrooms

Utility & Laundry room

Equestrian facilities

Offers in Excess of £725,000

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Hallway

Stairs rising to the First floor. Feature Sandstone walls and beamed ceilings. Wall Lights. Telephone point. Built in storage cupboards and shelving. Doors proving access to the Kitchen / Diner, Both Reception rooms and the Annex.

Reception room one 13' 4" x 16' 5" (4.06m x 5.00m)

Double glazed windows to the front and rear aspects. Feature beams. Radiator. Open fire with a beamed mantle, stone surround and ceramic hearth.

Reception room two 13' 10" x 10' 11" (4.21m x 3.32m)

Double glazed window to the front aspect. Open fire with a sandstone surround, mantle and stone hearth. Feature beams. Alcoves with shelving. Three wall lights.

Dining room 11' 4" x 15' 8" (3.45m x 4.77m)

Double glazed window to the front aspect. Electric wall heater. Sealed unit sliding doors leading to the Conservatory. Open plan access to the Kitchen.

Kitchen 10' 6" x 10' 11" (3.20m x 3.32m)

Double glazed window to the front aspect. Fitted with a range of matching hard wood wall and base units incorporating roll top work surfaces, single drainer sink unit with a mixer tap and tiled splash back. Built in double oven, microwave and four ring gas hob with an extractor hood over. Feature beams. Plumbing for a dishwasher. Tiled effect Linoleum flooring.

Utility room 4' 9" x 8' 1" (1.45m x 2.46m)

Double glazed window to the rear aspect. Fitted wall and base units with roll top work surfaces, double drainer sink unit with dual taps and tiled splash back. Space for a fridge freezer.

Conservatory 19' 1" x 9' 8" (5.81m x 2.94m)

Sealed unit windows to the rear aspect. Two doors opening to the rear. Stone floor and sandstone walls.

Laundry room 6' 7" x 8' 10" (2.01m x 2.69m)

Window to the rear aspect. Tiled works surfaces. Plumbing for an automatic washing machine.

First floor landing

Two double glazed windows to the rear aspect. Two built in display cabinets with shelving. Radiator. Built in storage cupboard housing the hot water tank.

Master Bedroom 14' 11" x 9' 9" (4.54m x 2.97m)

Double glazed window to the front aspect. Beamed walls. Door leading the en-suite.

En-suite 10' 5" x 7' 9" (3.17m x 2.36m)

Double glazed window to the rear aspect. Low level WC, panelled corner bath, shower cubicle and two wash hand basins with vanity units below. Tiled walls to dado height.

Bedroom two 15' 10" x 11' 1" (4.82m x 3.38m)

Double glazed window to the front aspect. Radiator. Fitted wardrobe.

Bedroom three 12' 7" x 8' 0" (3.83m x 2.44m)

Double glazed window to the front aspect. Radiator.

Bedroom four 14' 9" x 10' 10" (4.49m x 3.30m)

Double glazed window to the front aspect. Radiator. Built in wardrobe. Wash hand basin with a vanity unit below.

Family Bathroom / WC 10' 1" x 8' 11" (3.07m x 2.72m)

Double glazed window to the front aspect. Four piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath and shower cubicle. Radiator.

Annex

Access can be gained either from the hallway of the main house, private side entrance or private entrance to the rear porch.

Hallway

Built in storage cupboard housing the combination boiler. Loft access provided by a hatch.

Cloaks / WC 3' 10" x 5' 6" (1.17m x 1.68m)

Low level WC and inset wash hand basin with a vanity unit below.

Lounge 14' 7" x 11' 10" (4.44m x 3.60m)

Double glazed windows to the side and rear aspects. Two wall lights. Radiator.

Kitchen 11' 8" x 9' 8" (3.55m x 2.94m)

Fitted with a range of matching wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit, dual taps and tiled splash backs. Built in double electric oven and four ring hob. Plumbing for an automatic washing machine.

Rear porch

Tiled effect flooring.

Bedroom 11' 10" x 12' 2" (3.60m x 3.71m)

Double glazed window to the rear aspect.

Bathroom / WC 7' 2" x 8' 6" (2.18m x 2.59m)

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Sealed unit window to the side aspect. Low level WC, pedestal hand basin and a panelled bath with a shower over. Built in storage cupboard.

Double Garage

Two up & over doors. Power and light.

EXTERNALLY

There are spacious gardens surrounding the property. There is a rear forecourt providing off street parking for multiple vehicles and vehicle access to the numerous outbuildings. The property has two spacious grazing paddocks.

OUTBUILDINGS

Byre

Stable 17' 5" x 15' 4" (5.30m x 4.67m)

Stairs to the Loft

Loft 21' 8" x 11' 7" (6.60m x 3.53m)

Open outbuilding 15' 6" x 17' 0" (4.72m x 5.18m)

Stable 11' 6" x 19' 0" (3.50m x 5.79m)

Stable 8' 8" x 14' 1" (2.64m x 4.29m)

Potting shed 15' 5" x 12' 11" (4.70m x 3.93m)

Workshop 41' 3" x 20' 2" (12.56m x 6.14m)

Timber shed 25' 6" x 12' 2" (7.77m x 3.71m)



MONEY LAUNDERING REGULATIONS 2003 :

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