

MARSKE MILL LANE, SALTBURN-BY-THE-SEA, TS12 1HT



- ▲ Two Unique Victorian Semi Detached Properties
- ▲ Six Bedrooms
- ▲ Oozes Charm & Character Throughout
- ▲ Extensive Refurbishment Including New Roof, Re-Wire & Plumbing

- ▲ Gardens, Courtyard, Garage & Double Garage
- ▲ High Sought After Location

£700,000

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Michael Poole Estate Agents welcome to the market this truly special family home with attached two bedroom cottage totalling six bedrooms. The properties offer fantastic versatile accommodation previously achieving great rental success as an Airbnb however ideally suited to a growing family with fantastic character packed rooms throughout. Extensively renovated including full replacement roof, rewire and replumbed. Viewing is highly recommended to appreciate the scale and position of these unique properties.

49 MARSKE MILL LANE GROUND FLOOR

ENTRANCE HALL - With part glazed period style entrance door to a fantastic L' shaped hall spanning an impressive 42ft with staircase to the first floor, Victorian style radiators, and twin access doors to the courtyard area.

LOUNGE - 5m (16'5") x 3.96m (13') increasing to 4.83m (15'10") into the bay

A light and bright bay windowed room with wood burning stove, Victorian style radiator, wide plank oak laminate flooring, and double doors to the family room.

FAMILY ROOM - 3.58m (11'9") x 3.96m (13') reducing to 3.35m (11')

A brilliant versatile room with oak laminate flooring flowing through from the living room, Victorian style radiator, and original style window overlooking the rear courtyard garden area.

KITCHEN/DINING ROOM - 6.1m (20') reducing to 2.64m (8'8") x 5.33m (17'6") reducing to 2.62m (8'7")

A true family size kitchen with shaker style fitted units with oak topped worktops and upstands, integrated fridge freezer, dishwasher, freestanding electric range cooker with induction hob and extractor hood, industrial style electrical fixtures and fittings, whitewashed walls, twin UPVC windows shower the room with natural light, fully glazed UPVC door to the lovely sundeck, further doors to the hall, boot room and utility, oak laminate flooring flows through the entire space and a discrete pantry area offers a fantastic amount of storage with Quarry tiled flooring.

UTILITY ROOM - 2m x 2.62m (6'7" x 8'7")

A must have for any family home with plumbing for washing machine, cupboard storage, stainless steel sink, Worcester boiler, and UPVC window overlooking the fabulous sundeck.

BOOT ROOM - 2.54m (8'4") reducing to 1.78m (5'10") x 2.08m (6'10") reducing to 1.02m (3'4")

With Quarry tiled flooring, oak panelled door to the kitchen, chrome downlighters, original style sash window, door to the courtyard and further doors to the snug and garage.

SNUG - 3.45m (11'4") reducing to 2.74m (9') x 2.08m (6'10") reducing to 1.02m (3'4")

A lovely space with characterful wood burning stove and tiled hearth, radiator, Quarry tiled flooring, downlighters and original sash window.

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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STUDY - 2.57m x 2.18m (8'5" x 7'2")

With neutral decoration including carpet, radiator, and French doors open onto the rear Courtyard area.

WC - 0.79m x 1.57m (2'7" x 5'2")

Traditional white suite with tiled splashback.

49 MARSKE MILL LANE FIRST FLOOR

MASTER BEDROOM - 4.78m x 4.14m (15'8" x 13'7")

A lovely master bedroom with exposed beams, neutral decoration including carpet, Victorian style radiators, UPVC windows and opening through to twin storage areas with railed and shelved storage. Door to the en-suite.

EN-SUITE - 3.05m (10') reducing to 1.93m (6'4") x 4.14m (13'7") reducing to 3.1m (10'2")

A charming traditional style en-suite with freestanding roll top bath with rinser attachment, separate thermostatic shower, feature wall, Victorian style radiator, oak vinyl flooring and twin Velux windows.

BEDROOM TWO - 4.3m (14'1") reducing to 3.18m (10'5") x 3.8m (12'6") reducing to 1.57m (5'2")

A nicely presented room with neutral decoration, feature wall, walk-in storage cupboard and further eaves storage area, radiator, and Velux window.

BEDROOM THREE - 3.96m (13') reducing to 3m (9'10") x 3.12m (10'3") reducing to 1.9m (6'3")

With neutral décor including carpet, eaves storage area, radiator and twin UPVC windows.

BEDROOM FOUR - 1.83m x 1.85m (6' x 6'1")

A perfect child's room with bespoke mid sleeper bed with storage, radiator, and UPVC window.

BATHROOM - 2.13m x 1.9m (7' x 6'3")

White suite with over bath thermostatic shower, part tiled, part UPVC clad, Victorian style radiator, oak vinyl flooring and UPVC window.

51 MARSKE MILL LANE GROUND FLOOR

HALL - 0.97m x 0.94m (3'2" x 3'1")

Part glazed composite entrance door, staircase to the first floor, part glazed door to the utility/WC and further panelled door to the living room.

UTILITY/WC - 2.29m x 2.6m (7'6" x 8'6")

Shaker style units with soft closing doors, square edge worktops, stainless steel sink unit, plumbing for washing machine, non-slip vinyl flooring, WC, Victorian style radiator, and twin original style sash windows.

LIVING ROOM - 5m x 3.3m (16'5" x 10'10")

A light filled, character packed room with neutral decoration and grey carpet, triple original sash windows overlooking the courtyard and lovely gardens, wood burning stove with oak mantel and slate hearth, Victorian style radiator and glazed door to the kitchen diner.

KITCHEN DINER - 5m x 1.83m (16'5" x 6')

A country style fitted kitchen with butcher block roll edge worktops, Corian style sink unit, integrated Hotpoint oven and induction hob with glass splashback, part tiled walls, wall mounted Worcester combi boiler, vinyl flooring flows through to the dining space, folding door to the pantry with shelved storage and sash window with wooden shutters, further under stairs storage cupboard, original style sash style windows and traditional style composite style door to the courtyard garden.

51 MARSKE MILL LANE FIRST FLOOR

LANDING - 3.56m x 1.22m (11'8" x 4')

A light and bright airy landing with neutral decoration, original sash window, Victorian style radiator, and matching panelled doors to all rooms.

COTTAGE BEDROOM ONE - 2.44m x 5.3m (8' x 17'5")

A light filled room with neutral décor, original cast iron fireplace, Victorian style radiator, and twin sash windows.

COTTAGE BEDROOM TWO - 2.2m x 5.3m (7'3" x 17'5")

A lovely second bedroom with original fireplace, Victorian radiator, and sash window.

BATHROOM - 3.56m (11'8") reducing to 2.44m (8') x 3.96m (13')

A fantastic family size bathroom with traditional style white suite including a lovely freestanding roll top bath with rinser attachment, large walk-in thermostatic shower with UPVC clad walls, extractor fan, Victorian style radiator, oak vinyl flooring, original cast iron fireplace and sash window.

EXTERNALLY

COURTYARD & PARKING - Access to the courtyard via a gated driveway with parking for numerous vehicles.

GARDENS - Externally there is privet hedging with evergreen planting and stone pathways leading to the fabulous sundeck. There is a further courtyard style garden and well-kept gardens including a brick built potting/storage shed. A real unique amount of outdoor space which certainly requires viewing to fully appreciate these lovely areas.

DOUBLE GARAGE - 5.49m x 6.17m (18' x 20'3")

Huge potential to possible convert subject to planning with original sash windows, huge eaves storage area, inspection pit, power, light and door to the boot room.

DOUBLE GARAGE - 2.74m x 6.17m (9' x 20'3")

A fantastic space with original sash window, power, light and oodles of storage

COUNCIL TAX BAND E – 49 Marske Mill Lane

COUNCIL TAX BAND C – 51 Marske Mill Lane

AGENTS REF: - CF/LS/RED220870/12052023

Tenure: Freehold

TO VIEW: Contact our Redcar office on

Tel: **01642 285041**

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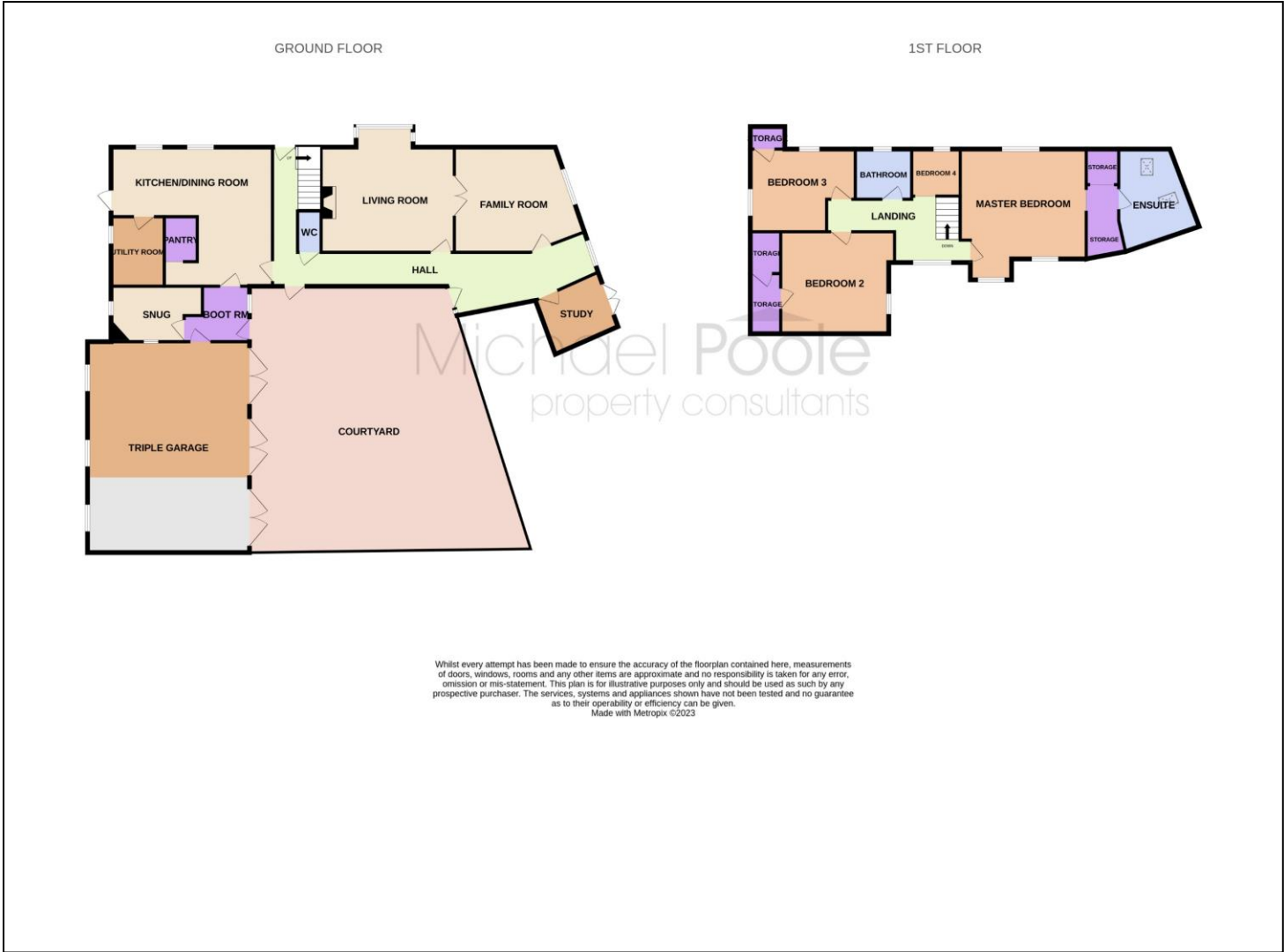


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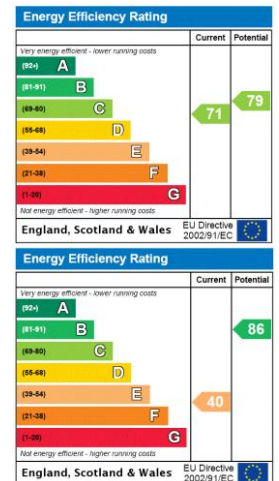
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