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Estate Agents



Stoney Cottage 5A Dam Street

Loftus, TS13 4JX

£166,495

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Wow, what a property! Renovated to an exceptionally high standard throughout Stoney Cottage oozes charm and character, while all the time being situated in the idyllic location of what is locally known as Dam end. A sandstone cottage opposite an idling beck, within close proximity of the historic Market Place and local woodland. For the walkers among you only a 30 minute walk to the clifftops and Cleveland Way. This property really does have a lot to offer, whether this is your home, second home or potential holiday let, Stoney Cottage boasts fabulous character throughout and is a testament to the current owners.
Stoney Cottage is currently trading as a holiday let as well as being a second home to the current owners, with all furniture available under separate negotiation.







Positioned close to the Market Place with its convenience stores and other local amenities, local transport links to neighbouring seaside towns and villages the cottage is well placed for all needs. Within Loftus there are three primary schools, and the nearest secondary school is only a 15 minute bus journey.

Tenure: Freehold
Council Tax: Redcar & Cleveland Band - Currently exempt.
EPC Rating: To Follow

Hall
On entering the property there is a small hallway with doors to the lounge, kitchen and staircase.

Lounge 15'9" x 11'6" (4.81m x 3.53m)
A really well lit and bright lounge which is deceptively spacious, really does have that cosy feel with exposed beams and inset lighting, a large Oak beam/mantle over the fireplace with electric stove effect real flame fire and hidden lighting, two hardwood windows to the front aspect with working wooden shutters and double radiator, walnut effect wooden flooring really does give the living area a true wow factor.

Kitchen/Dining Area 15'9" x 10'11" (4.81m x 3.34m)
Another stylishly well finished and presented room, the kitchen/dining area boasts a range of wall and base units finished with cream coloured, shaker style doors and drawer fronts, complimentary woodblock effect worktops and matching upstands, tiled splashbacks to provide additional protection to the sink and cooking area. A stainless steel 1 1/2 bowl sink/drainer with mixer tap, plumbing for washing machine, integrated dishwasher, induction hob, with undercounter electric oven, stainless steel electric hood above. A centre aisle really sets this room off, there are two windows to the front aspect with folding wooden shutters providing additional charm, works nicely with the exposed ceiling beams and downlights. To the dining area there is a white modern column radiator, the floor has been tiled with cream coloured matching tiles, there are two great storage cupboards also.

First Floor

Principal Bedroom 11'6" x 8'10" (3.53m x 2.70m)
A more than adequate and immaculate principal bedroom with a real warm feel, Oak effect laminated flooring with exposed ceiling beams compliment the clean décor, there are downlights and hardwood window to floor height along with a single radiator.

Bedroom Two 8'10" x 7'5" (2.70m x 2.27m)
Another really well proportioned double bedroom decorated in the same vain, maintaining that country feel throughout. Oak effect laminated flooring and exposed beams to the ceiling, floor height hardwood window to the front aspect, single radiator and storage cupboard.

Bedroom Three 9'1" x 6'10" (2.77m x 2.10m)
A double bedroom with carpet to the floor, single radiator and Velux window to the rear aspect, maintaining the same decor throughout.

Family Bathroom 11'5" x 6'10" (3.50m x 2.10m)
An L-shaped bathroom and again, as you would expect finished to the highest of standards, a 3-piece white sunken bath suite, with Georgian styled chrome taps, separate shower enclosure which is tiled with a mixer shower, white walls with chrome heated towel rail and Velux to the rear aspect.

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.

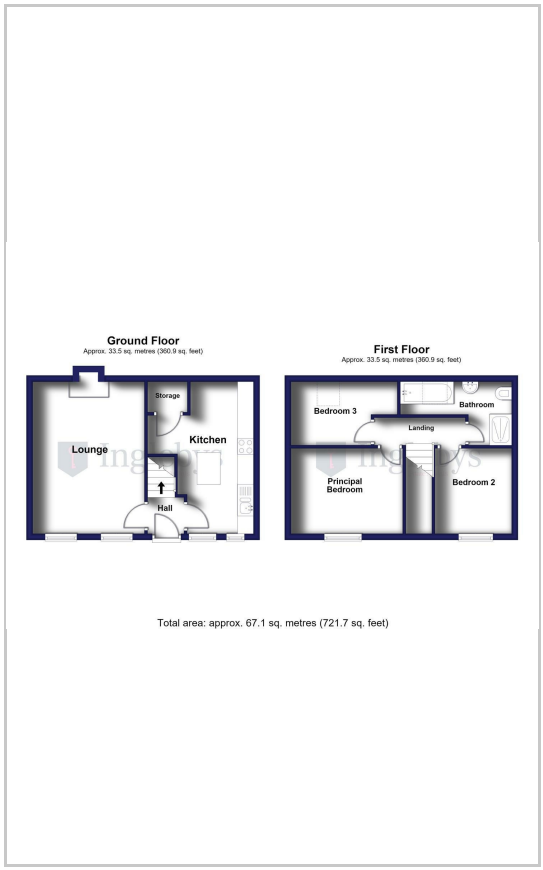
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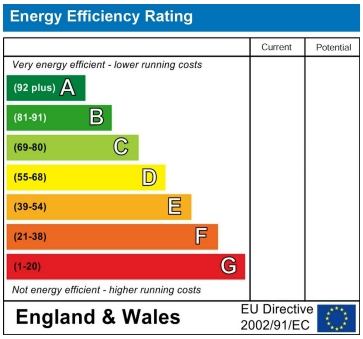
Area Map



Floor Plans



Energy Efficiency Graph



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