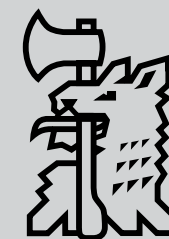


Hillside House Upleatham, Near Guisborough



Jackson-Stops
& Staff



People **Property** Places

A beautifully presented detached family house enjoying long distance views in this sought after village.

The Property

Hillside House is an individual stone built detached property set within mature gardens in an elevated position within this popular conservation village. The property offers well presented accommodation which extends to approximately 2900 sq ft and provides versatile space, which is ideal for anyone with either a dependant relative or teenager. The principal rooms enjoy a south facing position with long distance views towards both the Cleveland Hills and North York Moors National Park.

The well presented accommodation has a light and spacious feel and is approached through a large reception hall with gallery over and oak flooring which incorporates a dining area with French doors to the south, the drawing room enjoys views to the south and the living kitchen includes a kitchen area with fitted units, integrated appliances and granite worktops, an adjoining breakfast room and family room beyond with multi-fuel stove and French doors to the garden. The remainder of the ground floor includes a further reception room/ games room, two bedrooms and a shower room. To the first floor, a galleried landing leads to the principal bedroom suite with bedroom, dressing room and en-suite bathroom. The guest suite includes a dressing area with en-suite bathroom and box room.

Location

Upleatham is a small conservation village set within attractive surrounding countryside between the market town of Guisborough and the coastal resort of Saltburn-by-the-Sea.

Despite its quiet position it provides good access to the nearby commercial centres of Teesside and Tyneside and there is also fast access to the A19, which in turn leads to the motorway network with other commercial centres further afield. The village itself includes an ancient church believed to be one of the smallest in the country and the nearby market town of Guisborough offers extensive everyday facilities and amenities. It is ideally placed for exploring the North York Moors National Park as well the east coast with its beaches and dramatic coast line.

Features

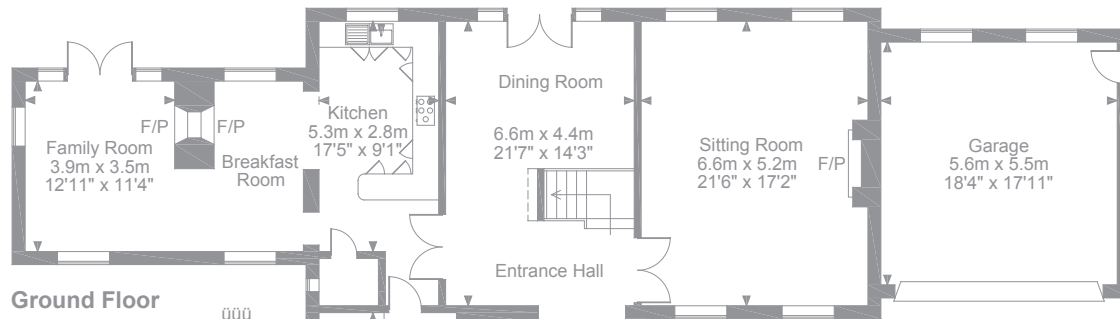
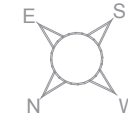
- Reception hall
- Drawing room
- Dining room
- Kitchen
- Family room
- Breakfast room
- Utility room
- Games room
- Principal bedroom suite
- Guest bedroom suite
- Two further bedrooms
- House bathroom
- Mature gardens
- Private parking
- Double garage

Distances

- Guisborough 3 miles
- Stokesley 12½ miles
- Middlesbrough 12 miles
- Saltburn-by-the-Sea 2.4 miles
(Distances approximate)

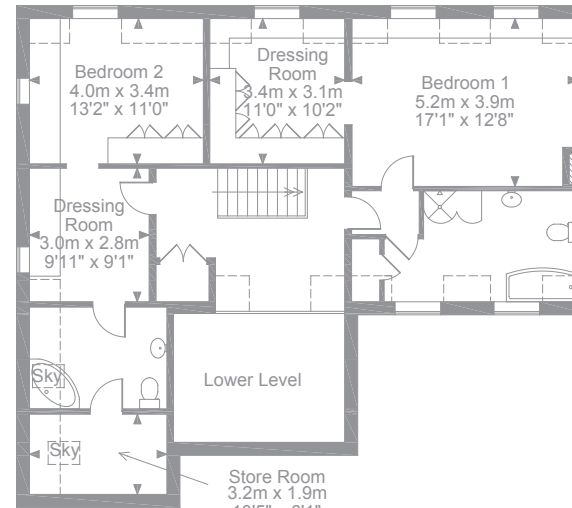
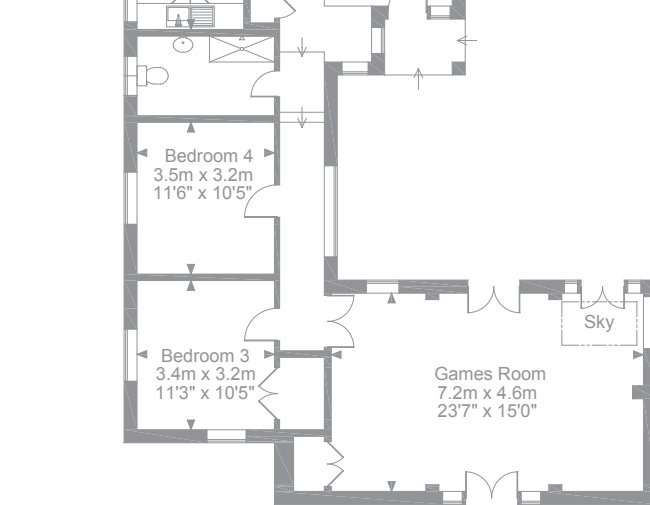






Ground Floor

3.1m x 2.3m
10'3" x 7'7"
(Maximum)



First Floor

Approximate Gross Internal Area
Main House = 3101 Sq Ft/288 Sq M
Garage = 329 Sq Ft/31 Sq M
Total = 3430 Sq Ft/319 Sq M

Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Outside

The property is approached to the side where there is a block paved parking area with space for several cars and access to the double garage. The well established gardens surrounding the house include lawned areas with colourful beds, borders and mature trees and several patio areas designed to take advantage of the property's setting and the sun.

Property Information

Property Address: Hillside House, Upleatham, Cleveland, TS11 8AG

Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority: Redcar and Cleveland Borough Council Tel: 01642 774774

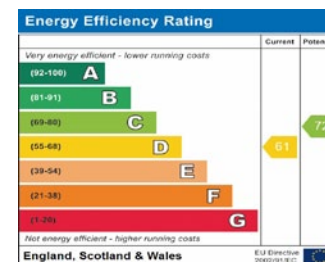
Method of Sale: The property is for sale by private treaty. We reserve the right to conclude the sale by any other means at our discretion.

Covenants, Easements and Rights of Way: The property is sold subject to all covenants and rights of way, whether specifically mentioned in these particulars or not. It should be noted that one of the neighbouring properties to Hillside House enjoys a right of way across the lower part of the drive to access their property.

Viewing: Strictly by appointment through Jackson-Stops & Staff Tel: 01904 625033.

Directions (TS11 8AG)

From the A171 Guisborough by-pass, take the A173 towards Skelton and after a couple of miles turn left signposted towards Upleatham. Continue in to the village and on to the main street where Hillside House will be found almost at the end and on the left hand side.





York Office 01904 625033 york@jackson-stops.co.uk

Jackson-Stops & Staff, 23 High Petergate, York YO1 7HS

jackson-stops.co.uk



Jackson-Stops

& Staff

