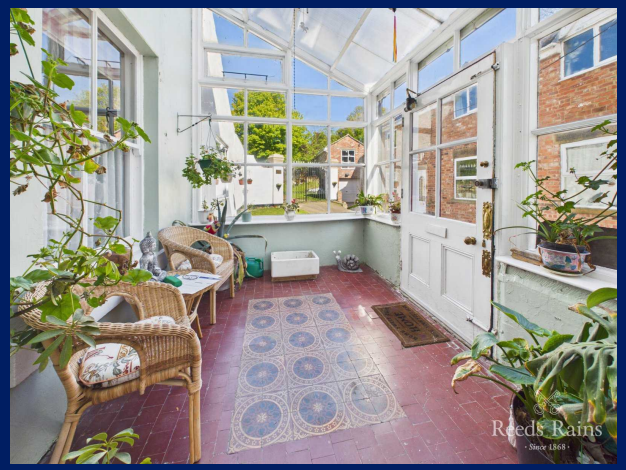




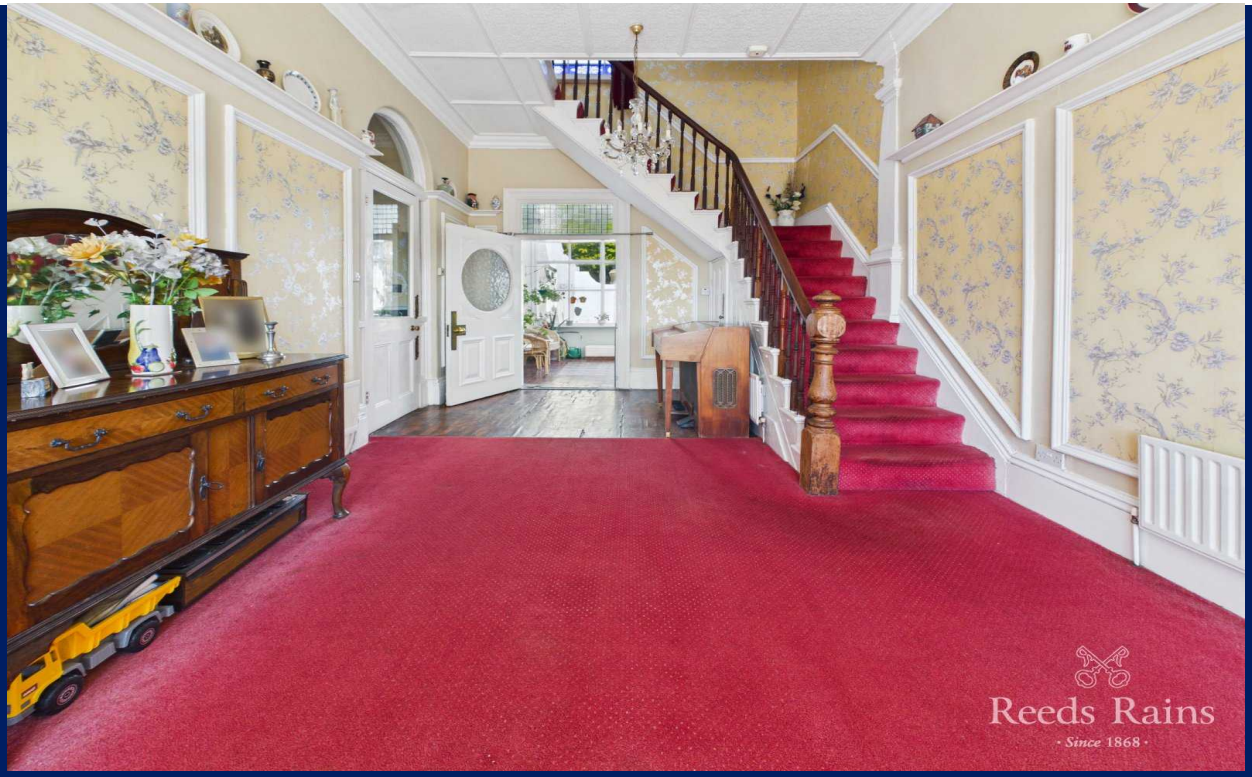


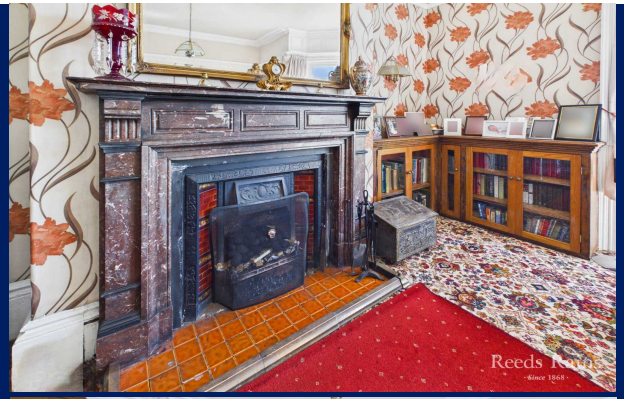
Hunley House, Saltburn Road, Brotton, Saltburn-by-the-Sea, North Yorkshire, TS12 2PJ

Asking Price: £570,000
Freehold

The Property Ombudsman

Reeds Rains







Hunley House is an extraordinary landmark, deeply woven into the history of Brotton. Proudly elevated and enjoying far reaching views across Skelton, Saltburn and the stunning coastline beyond, this magnificent Victorian residence has graced its setting since 1875.

Occupying just under half an acre, the home immediately conveys a sense of scale and significance. Arranged over three generous floors with an additional basement, Hunley House offers in excess of 4,000 sq ft of accommodation. Its true size and presence can only be fully appreciated upon stepping inside, where timeless architecture, soaring ceilings and beautifully preserved period features combine to breath taking effect—thoughtfully and sensitively curated by the current owners.

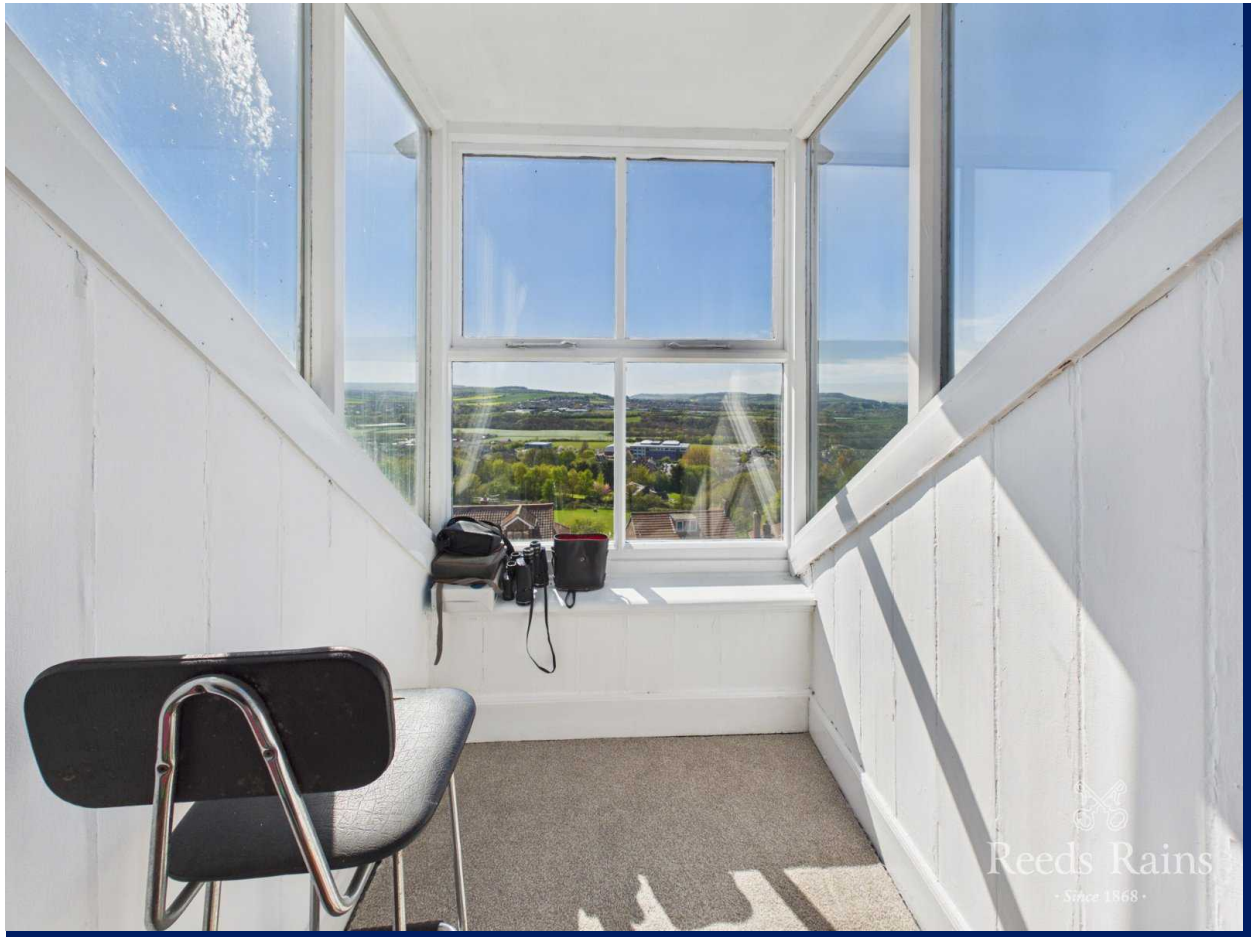
The entrance porch, a charming sunroom in true Victorian fashion, welcomes you into the home. Beyond, an impressive timber framed door opens into the lobby, where a striking curved spindle staircase steals the show and sets the tone for what follows. The principal front facing rooms—including the lobby, formal dining room and main living room—are bathed in natural light and enjoy open views, each boasting ornate fireplaces and elegant proportions. A fully functional kitchen sits within this original section of the house.

To the rear, the home seamlessly blends character with practicality, offering a second living room, a modern kitchen/breakfast room, a bathroom and a ground floor bedroom—ideal for multigenerational living or guests.

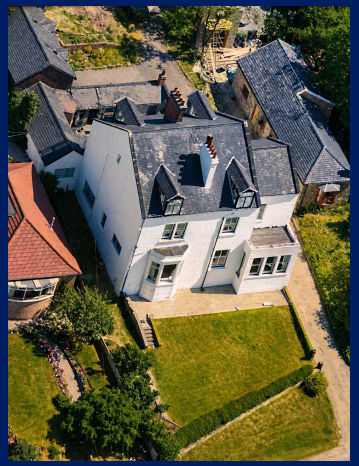
The first floor reveals a grand landing illuminated by an exquisite stained glass window. Four beautifully proportioned bedrooms, each continuing the theme of high ceilings, large windows, feature fireplaces and a wonderfully warm, homely atmosphere. A bathroom and wc complete this level.

The top floor is truly the crowning glory. Two further bedrooms, each with its own adjoining dressing room, feature a delightful secret—glorious walk-in rooftop windows that allow you to step forward and fully absorb the spectacular views. This unique feature is almost unheard of locally and adds something truly special to the home.

Outside, the property is equally impressive. A front garden and driveway lead to imposing double iron gates, beyond which lies a delightful hidden surprise: a rear courtyard, a former stable block with approved planning permission for conversion into a second dwelling, offering incredible potential. The main gardens extend to the rear boundary and are beautifully maintained, featuring a sweeping lawn, large pond, summer house, greenhouse, and a wealth of mature trees and shrubs that provide both privacy and tranquillity.







- Historic Victorian home (circa 1875) and a recognised local landmark, rich in character and period features
- Over 4,000 sq ft of accommodation, arranged over three floors plus a basement
- Elevated position with far reaching views across Skelton, Saltburn and the coastline
- Set on just under half an acre with mature, private gardens including pond, summer house and greenhouse
- Multiple reception rooms and kitchens, offering flexible living and multigenerational potential
- Seven spacious bedrooms, including unique top floor rooms with walk-in rooftop viewing windows
- Former stable block with approved planning permission to create a separate dwelling

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - E

Council Tax Estimate £3,110

Flood Risk:

Rivers & Seas - Very low

Surface Water - Very low



Ground Floor

Entrance Porch 11' x 8'3" (3.35m x 2.51m)
Lobby/Sitting Room 27'1" x 12'3" (8.26m x 3.73m)
Inner Hallway 4'6" x 22' (1.37m x 6.7m)
Kitchen 1 15'3" x 15'2" (4.65m x 4.62m)
Dining Room 15'1" x 12'1" (4.6m x 3.68m)
Formal Living Room 15'1" x 19'5" (4.6m x 5.92m)
Living Room 15'5" x 14'9" (4.7m x 4.5m)
Kitchen/Diner 9'7" x 20'6" (2.92m x 6.25m)
Inner Hallway 3'9" x 9'1" (1.14m x 2.77m)
Bathroom 1 7'5" x 8'10" (2.26m x 2.7m)
Bedroom 5 11'6" x 11'9" (3.5m x 3.58m)

First Floor

Landing 9'8" x 12'4" (2.95m x 3.76m)
Bedroom 1 15'1" x 19'4" (4.6m x 5.9m)
Bedroom 2 15'3" x 16'5" (4.65m x 5m)
Bedroom 3 15'5" x 14' (4.7m x 4.27m)
Bedroom 4 15'1" x 12'2" (4.6m x 3.7m)
Bathroom 2 9'3" x 8' (2.82m x 2.44m)

Second Floor

Bedroom 6 13' (3.96) x 18'4" (5.6) + 5'10" (1.78) x 16'6" (5.03)
Bedroom 7 10'4" (3.15) x 18'2" (5.54) + 10'1" (3.07) x 12'4" (3.76)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT

10-12, Market Place, Guisborough, Cleveland, TS14 6HF

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