





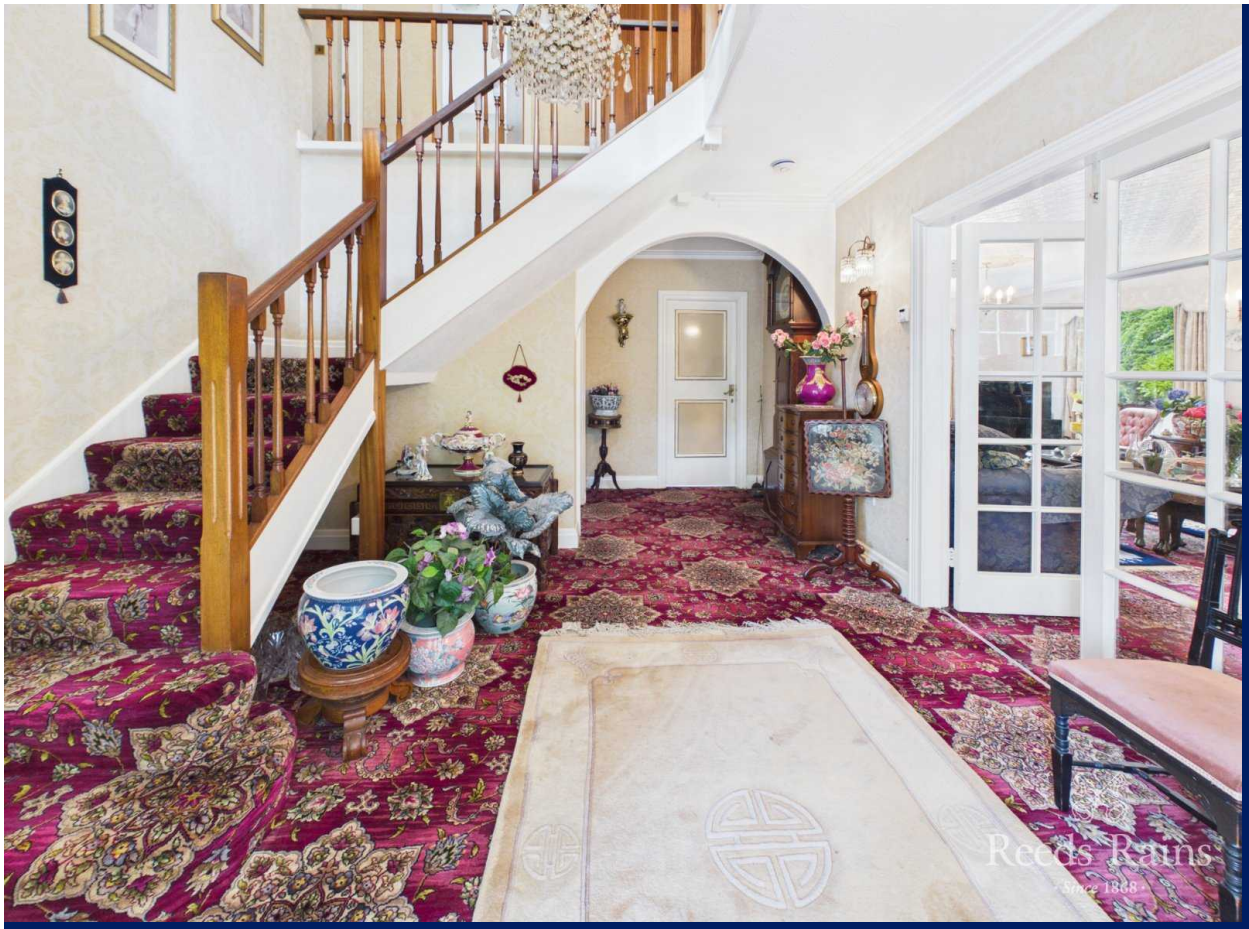
48 The Fairway, Saltburn-by-the-Sea, North Yorkshire, TS12 1NG

reedsrains.co.uk

Asking Price: £1,500,000
Freehold

The Property Ombudsman

Reeds Rains







Set discreetly within more than six acres of private grounds, this exceptional residence is enveloped by sweeping lawns, mature woodland, and a profound sense of tranquillity. Plots of this scale are rarely—if ever—found within Saltburn, making this a truly distinguished offering.

Commissioned by the previous owner to embody elegance and grandeur, the home is defined by its impressive proportions and abundance of natural light throughout. Entirely concealed from the roadside, the approach is both dramatic and refined—two towering conifers frame the entrance, leading you gracefully along the driveway to a circular forecourt, centred upon a magnificent weeping willow.

The house itself presents a perfectly balanced, symmetrical façade—timeless in design and effortlessly striking. Upon entering through the sash doors, you are welcomed into a splendid reception hall, setting the tone for the accommodation beyond. From here, a suite of beautifully appointed rooms unfolds: a formal living room extending over 25 feet, an elegant dining room, a well-proportioned kitchen, a secondary sitting room, and a dedicated laundry room.

The sense of space continues upstairs, where a generous landing captures enchanting views of the willow at the front. This floor hosts four well-sized bedrooms, including a refined principal suite complete with an en suite bathroom, alongside a further family bathroom.

Adjoining the main house is a substantial double garage, while a sweeping pebbled drive leads around the right-hand side, weaving through mature trees to a second outbuilding—ideal as additional garaging or perfectly suited for conversion to stables.

The grounds to the rear are truly breathtaking—a masterclass in landscaping, combining scale with beauty. Winding pathways invite exploration through an array of thoughtfully curated planting. Beyond, the estate continues to reveal its charm: a sandstone outbuilding, an expansive grassed field, and an abundance of private woodland, offering an almost parkland-like setting.

This is a residence of rare distinction—where grandeur, privacy, and natural beauty exist in perfect harmony.







- Exceptional detached residence set within over six acres of private grounds in a prime Saltburn location
- Rare opportunity to acquire a home with extensive land, offering outstanding privacy and seclusion
- Architect-designed property with a grand, symmetrical façade and impressive natural light throughout
- Striking approach via a private driveway framed by mature conifers, leading to a turning circle with feature weeping willow
- Spacious interior including a grand entrance hall and three elegant reception rooms, ideal for both formal entertaining and family living
- Well-appointed kitchen with separate laundry room and versatile ground floor layout
- Four generous bedrooms to the first floor, including a principal suite with en suite, plus a family bathroom

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band G

Council Tax Estimate £4,241

Flood Risk:

Rivers & Seas - Very low

Surface Water - Very low

Mains Utilities - Gas Central Heating Boiler

Timber Frames Sash Windows





Ground Floor

Entrance Hallway 17'7" x 12' (5.36m x 3.66m)
Formal Living Room 25'11" x 15' (7.9m x 4.57m)
Wc 7'11" x 6'1" (2.41m x 1.85m)
Kitchen 13'6" x 16' (4.11m x 4.88m)
Dining Room 12' x 14' (3.66m x 4.27m)
Rear Hall 19'11" x 3'4" (6.07m x 1.02m)
Living Room 19'10" x 13'10" (6.05m x 4.22m)
Laudry Room 7'11" x 8'5" (2.41m x 2.57m)

First Floor

Landing 15'6" x 12' (4.72m x 3.66m)
Bedroom 1 13'10" x 15' (4.22m x 4.57m)
Ensuite Bathroom 8'3" x 5'11" (2.51m x 1.8m)
Bedroom 2 12' x 12'6" (3.66m x 3.8m)
Bedroom 3 13'7" x 11'11" (4.14m x 3.63m)
Bedroom 4 9'6" x 14'11" (2.9m x 4.55m)
Bathroom 10'1" x 8' (3.07m x 2.44m)

External

Double Garage 18'6" x 16'1" (5.64m x 4.9m)
Stables/Garage
Outhouse
Land 6.7 Acres (Approx)

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

T: 01287 636474 | E: 01287 636474 | W: reedsrains.co.uk

Reeds Rains