



## 2 bed cottage to buy in TS12

High Street, Skelton-in-Cleveland,  
Saltburn-by-the-Sea, North Yorkshire,  
TS12 2ED

**£83,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Requiring full modernisation throughout
- ✓ gardens to the front and rear and substantial rear workshop
- ✓ two bedroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Intermittent

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Full of charm and character, this delightful two bedroom "chocolate box" sandstone cottage occupies a prominent position along the High Street in the ever-popular village of Skelton. Perfectly placed for convenient village living, the property offers easy access to a wide range of local amenities while also being close to the scenic Cleveland Way and beautiful surrounding countryside.

Offered for sale with no onward chain, the cottage presents an exciting opportunity for buyers seeking a project to create a truly special home. Requiring full modernisation throughout, it provides a blank canvas while retaining a wealth of original features, including attractive dressed sandstone walls, exposed beams in selected rooms, and traditional cottage-style gardens.

To the rear, the property benefits from a private courtyard garden and a generous detached workshop, offering excellent potential for a variety of uses... whether as storage, a hobby space, or ideal man-shed.

Skelton itself is a well-served and welcoming village, offering a variety of everyday amenities including schools, independent shops, and essential services. It also enjoys excellent access to the nearby coastal town of Saltburn, the market town of Guisborough, and the stunning landscapes of the North Yorkshire Moors

### ACCOMMODATION

#### GROUND FLOOR

Entrance Vestibule

Staircase to first floor, radiator and uPVC entrance door and door to:-

Living Room 4.50m Reducing to 3.54m x 4.18m

uPVC double glazed bow window to the front aspect, Inglenook stone fireplace with space for a wood-burning stove, radiator, space for a breakfast table, understairs recess and door to:-

Dining Kitchen 4.60m x 2.30m Inc to 3.80m

L-shaped dining kitchen with access to the rear, fitted base unit, traditional beams, laminate worktops, tiled splashbacks, integrated fan assisted electric oven with a four-ring gas hob, single drainer sink unit with a mixer tap, plumbing for automatic washing machine, uPVC double glazing window to rear aspect, and a door to the rear garden area.

## FIRST FLOOR

Landing

Loft access.

Bedroom 1 4.18m x 3.56m

uPVC double glazed window bow to the front aspect, storage cupboard housing gas central heating boiler and radiator.

Bedroom 2 2.41m x 2.03m

uPVC double glazed window to the rear aspect and radiator.

Bathroom/wc

Three piece suite comprising; panel bath with shower above. pedestal hand basin, low-level wc, Part panelled walls, uPVC double glazed window to the rear aspect and radiator.

## EXTERNALLY

Front Garden

Dressed stone wall enclosed traditional cottage style front garden with gate access and pathway and a delightful selection of planting and borders.

Rear Courtyard Garden

Enclosed rear courtyard with ample space for seating, a paved patio, access to the front via the side alleyway (shared access wand right of way with neighbour) and gate and access to:-

Workshop 5.26m x 3.28m

Large and very useful separate workshop with a side stable courtesy door, shelving and skylight window.

Parking

Street parking is on a first-come, first-served basis.

Council Tax Band: A



Tenure: Freehold

Price: Starting Bid £83,000

Property Type: Cottage

Parking: On Street

Year built: 1870

Construction materials: Stone built

Roofing type: Slate tiles

Known property issues: Damp, Insufficient fire/smoke alarm systems

Risk of floods and or erosion: Yes

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Intermittent



Not to Scale. Produced by The Plan Portal 2026  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 81                      |
| (69-80) <b>C</b>                            | 71      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

High Street, Skelton-in-Cleveland, Saltburn-by-the-Sea, North Yorkshire, TS12 2ED

Contact your local branch today for more information on this property:

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