



## VALLEY VIEW

Victoria Terrace, Overdene, Saltburn by the Sea







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VICTORIA TERRACE, OVERDENE, SALTBURN BY THE SEA TS12 1JH

VALLEY VIEW IS AN EXCEPTIONAL, MODERN, SIX-BEDROOM FAMILY HOME, PERFECTLY TUCKED AWAY OFF AN EXCLUSIVE PRIVATE ROAD JUST A SHORT STROLL FROM SALTBURN TOWN CENTRE, THE BEACH AND LOCAL VALLEY WALKS

### Accommodation

Vaulted Glazed Entrance Hall • Large Modern Family, Kitchen and Breakfast Room  
Living and Dining Room with Bi-Fold Corner Doors to Gardens • Snug/Study  
Utility Room • Cloakroom and W.C. • Six Double Bedrooms, Four En Suite  
Primary Bedroom Suite with Balcony, Walk-In Wardrobe, Luxury Bathroom and  
Shower Suite with Separate Vanity Area  
Guest Suite with Balcony and En Suite • Family Bathroom with Sauna  
Two Balconies Overlooking Rear Gardens

### Externally

Large Driveway with Integral Double Garage  
Two Private Patio and Entertaining Areas • Private Gardens • Private Road Access



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### Situation and Amenities

Saltburn by the Sea is a charming seaside town which benefits from a thriving local community, with a Grade II renovated pier, colourful Italian Gardens, miniature railway and cliff tramway. The town hosts an annual Custom Classic Car Show and the Saltburn Festival of Folk Music, Dance and Song. There are schools, churches and sports clubs along with plenty of shops, cafes, restaurants and pubs, including The Ship Inn which is steeped in smuggling folklore. There are a variety of countryside and coastal walks, with the Cleveland Way running along the cliffs towards Staithes.

Teesside 12.9 miles, Northallerton 30 miles, Darlington 30.5 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Saltburn has its own train station and there are further direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

### Valley View

Situated in an exclusive private road in a highly sought-after location in Saltburn, this intelligently designed family home enjoys a stunning woodland backdrop. The property offers flexible and practical accommodation, with the added “wow factor” of an incredible, vaulted and glazed entrance hall with two landings and light flooding through, which you simply can't help but stand and admire for a moment as you move between rooms.

The open-plan nature of the living, dining and kitchen areas means both family life and entertaining are well catered for, with high quality fixtures and fittings to be found throughout. Luxury touches include the cinema room and a family bathroom with separate sauna along with two balconies from which to sit and take in the surroundings.





Externally, there is plenty of parking and an integral double garage whilst the gardens offer excellent entertaining space and plenty of spots in which to sit and enjoy your own private woodland sanctuary. All this within a short stroll from everything that Saltburn has to offer, not forgetting the beach and wonderful local walks.

### Accommodation

The front door opens into a grand entrance hall, flooded with light from the floor-to-ceiling windows and an impressive oak staircase leading up to the first and second floors. Glass-paned landings overlook the central atrium, with hanging light fixtures and an abundance of natural sunlight.

Double doors from the hall lead into the main living room, a wonderful reception space for family and guests to enjoy, which looks out over woodland to the rear and benefits from a pair of bi-fold doors to the garden and a wood-burning stove to create a cosy, comfortable atmosphere for a family night in, whilst still being large enough for dining and entertaining.

A lobby at the rear of the hall gives access to a cloak storage space, a w.c and a snug/TV room or study, which has a wall-mounted fireplace and windows looking towards the rear gardens.

The hub of the home is the substantial kitchen and dining room, the perfect space for entertaining, with bi-fold doors leading out to the rear gardens and windows to three sides providing plenty of light. The modern and well-appointed kitchen has everything a family might need and features a central island with breakfast bar and five-ring hob.

The utility area, adjacent to the garage, is a useful space providing additional storage and a place to keep essentials neatly out of the way.

The first floor landing gives access to four bedrooms, three of which benefit from en suites. To the front, there is a particularly large bedroom with a free-standing bath, windows to two sides and an en suite w.c.





The luxurious master suite is positioned at the rear, with sliding doors leading out to a balcony overlooking the garden and woodland beyond. The dressing area has been well-designed to offer plenty of cupboard and hanging space, along with shelves and drawers. The large en suite features a free-standing bath and separate, step-in shower cubicle with Lusso fixtures and fittings, a large mirror, vanity dressing table and twin hand wash basins.

The stylish family shower room has a step-in shower cubicle, twin hand wash basins and a sauna.

To the other side of the landing, there are two further double bedrooms, one of which has a luxury en suite along with a dressing room.

On the second floor, there is a good-sized bedroom suite featuring a triangular window to the front, incorporating a seating area and eaves storage. To the other side of the landing, there is another large bedroom with en suite, a perfect spot for guests with double doors opening to the balcony from which to enjoy the views over the gardens and woodland.

### Externally

The property is approached via a large, stone chipped driveway offering parking for multiple vehicles. There is an integral double garage with an internal courtesy door leading into the utility area and onwards to the living room.

The garden is surrounded by and includes mature trees wisely protected by preservation orders, creating a calming environment of privacy and seclusion. There is plenty of space in which to enjoy family time and entertaining with a variety of patio areas, whilst the bi-fold doors from the kitchen and dining room open onto a wonderful spot to bring the outside in.







### Owner's Insight

Our owners love the accessibility to Saltburn town centre along with the peaceful woodland setting and enjoy the tranquillity of the private rear gardens.

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays.  
Telephone: 01748 829 217.

### what3words

///trousers.unsecured.bluntly

### Local Authority

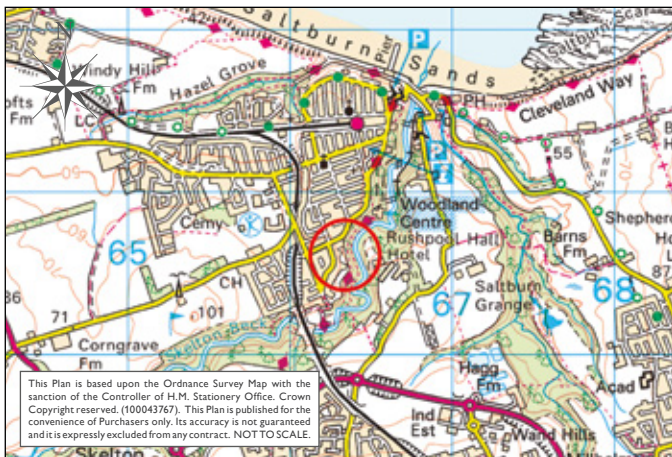
Redcar and Cleveland. Council tax band G.

### Services

Mains electricity, LPG heating to radiators, mains water.  
Draining is to a private treatment tank.

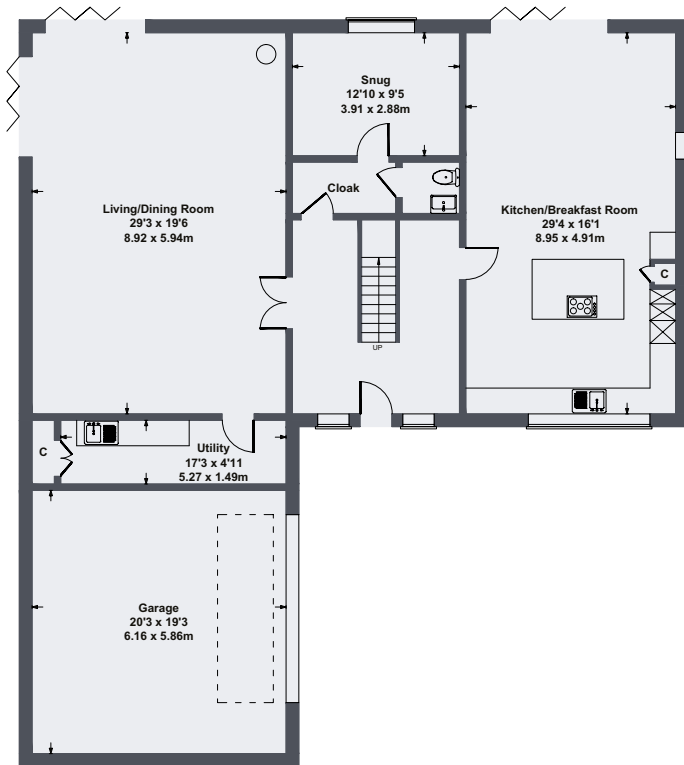
### Wayleaves and Covenants

Valley View is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

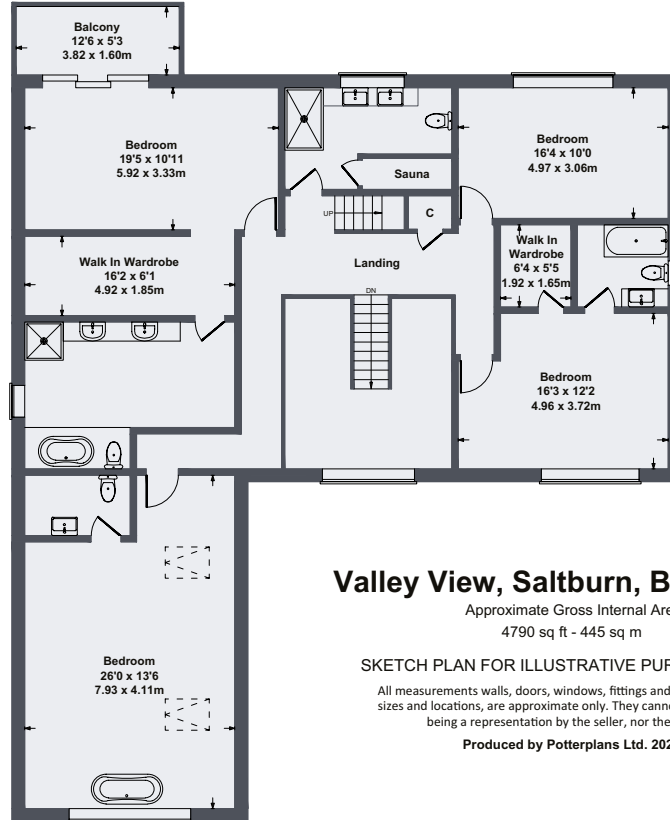


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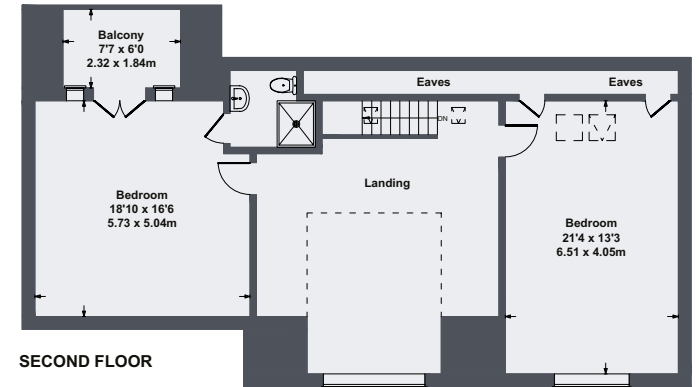
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### Valley View, Saltburn, By The Sea

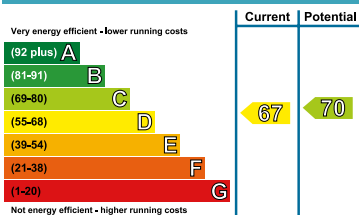
Approximate Gross Internal Area  
4790 sq ft - 445 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

#### Energy Efficiency Rating



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: January 2025

Photographs taken: December 2024