

Foreland

FOR SALE · REF FL-0158

Saltmarsh House, Marsh Road

Saltings Green

Offers over £925,000



A larch-clad house built in 2019 on the edge of the salt marsh, with a heat pump and 0.6 acres of garden.

BEDROOMS	BATHROOMS	RECEPTIONS	FLOOR AREA
4	3	2	1,856 sq ft

SUMMARY OF ACCOMMODATION

Ground floor: Kitchen, dining and living room, Snug, Hall, Utility room, Boot room

First floor: Main bedroom, Bedroom two, Bedroom three, Landing, Bedroom four

In all about 172 sq m (1,856 sq ft)

KEY FEATURES

- Built in 2019 to a high energy standard
- EPC rating B
- 0.6 acres running to the marsh
- Open-plan kitchen with a wall of glass
- Main bedroom with dressing room and en suite
- Car port and parking for three

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Foreland Wrenmouth
12 Harbour Street, Wrenmouth
01632 960 142

Viewing strictly by appointment with the Wrenmouth office.

THE HOME

Saltmarsh House, Marsh Road

Saltmarsh House was designed by a local architect and built in 2019 on the site of an old bungalow. It faces south over the marsh to the sea wall.

The kitchen, dining and living space runs the length of the ground floor behind a wall of glass. A snug, a utility room and a shower room complete the floor.

Upstairs there are four bedrooms. The main bedroom has a dressing room and an en suite, and a balcony over the garden.





Open-plan kitchen and living space behind a wall of glass



Kitchen island



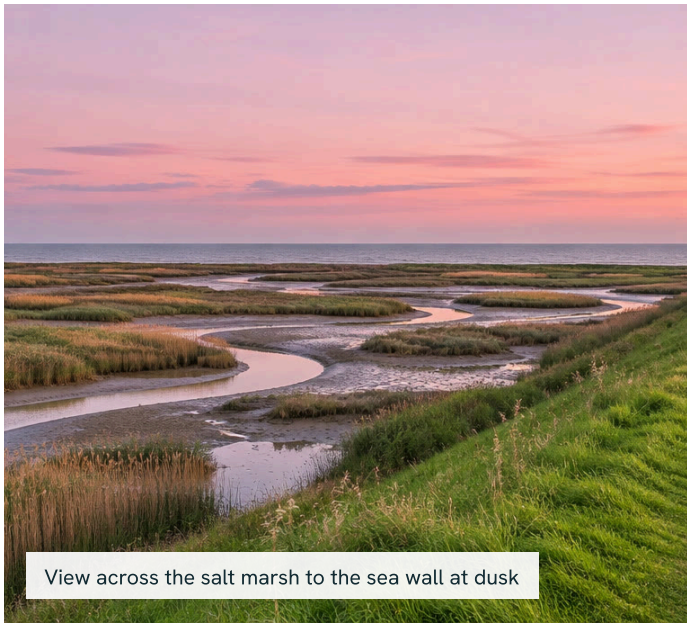
Main bedroom



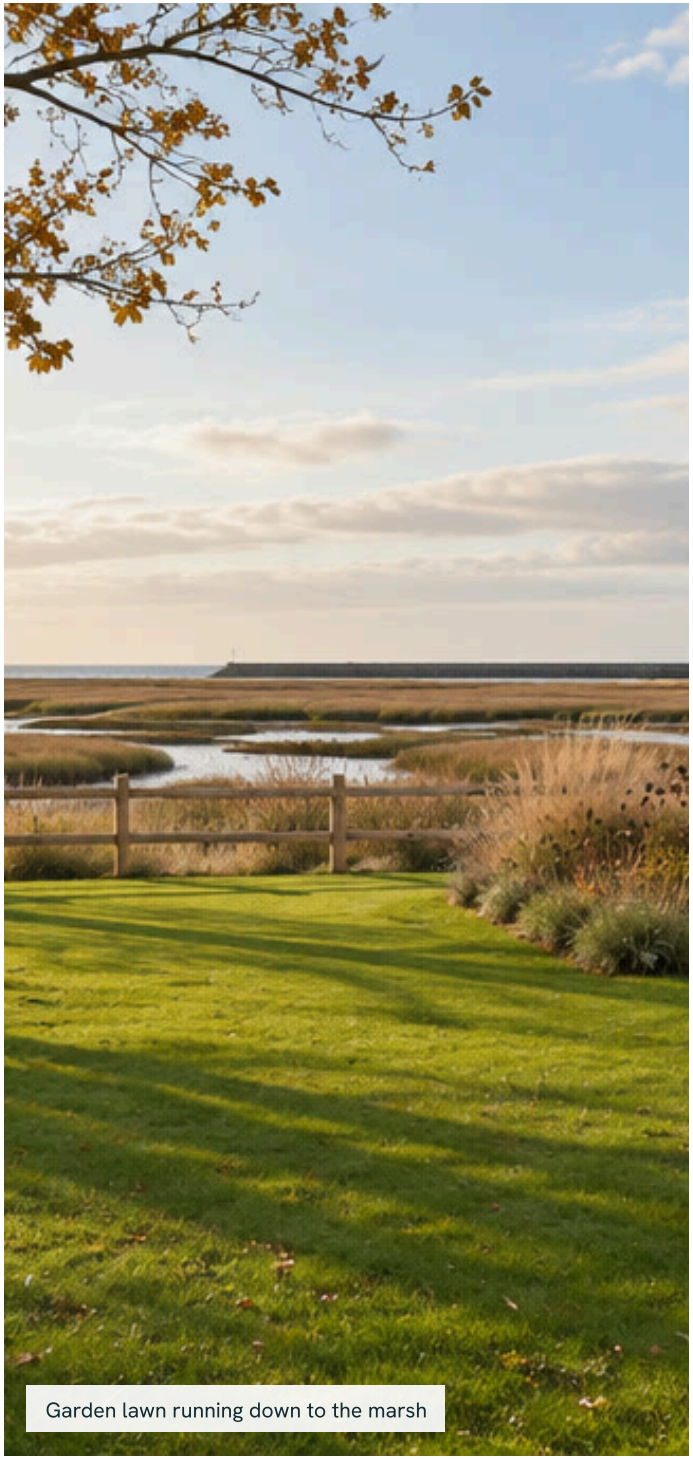
Snug



En suite



View across the salt marsh to the sea wall at dusk



Garden lawn running down to the marsh

ROOM BY ROOM

Rooms and sizes

Ground floor

Kitchen, dining and living room	11.8m x 5.6m (38'9" x 18'4")
Snug	3.9m x 3.4m (12'10" x 11'2")
Hall	2.0m x 3.4m (6'7" x 11'2")
Utility room	2.8m x 3.4m (9'2" x 11'2")
Boot room	3.1m x 3.4m (10'2" x 11'2")

First floor

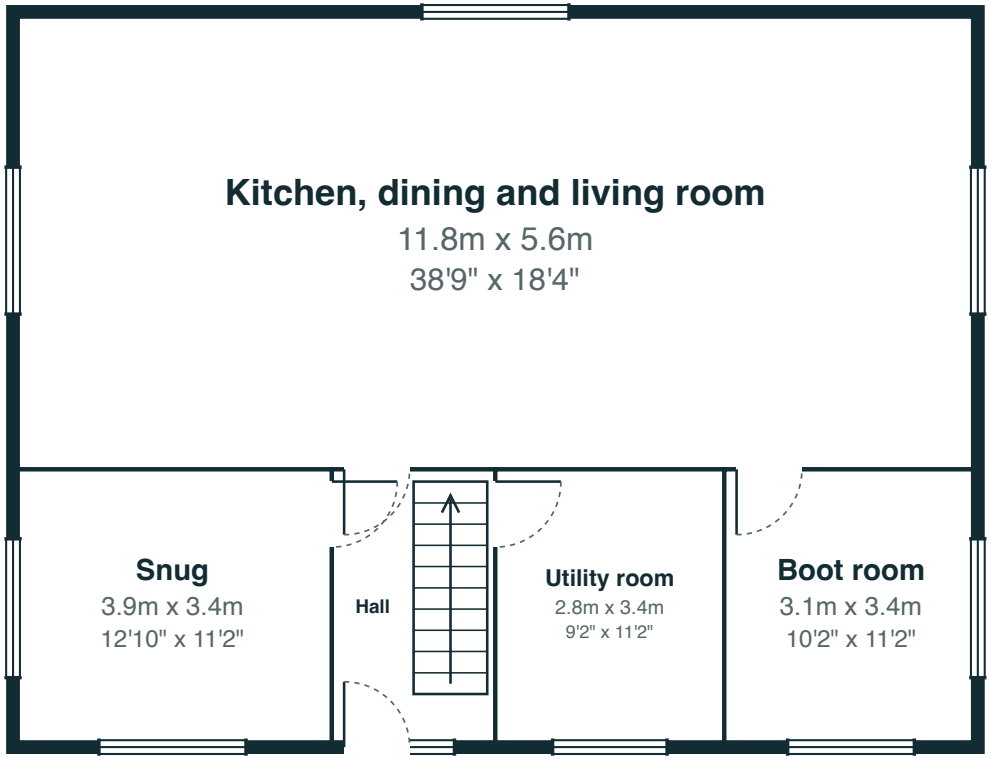
Main bedroom	5.2m x 4.0m (17'1" x 13'1")
Bedroom two	4.0m x 4.0m (13'1" x 13'1")
Bedroom three	3.6m x 3.2m (11'10" x 10'6")
Bedroom four	3.6m x 3.2m (11'10" x 10'6")

RECENT WORK

- Built 2019, with ten years left on the build warranty
- Solar panels added 2024



Ground floor



First floor





Approximate gross internal area: 172 sq m (1,856 sq ft)

For illustration only. Not to scale. Measurements are approximate.

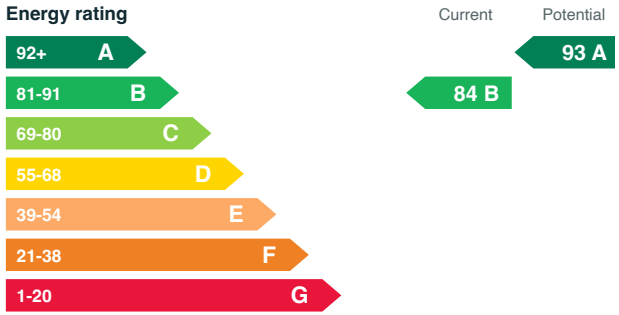


SITUATION

Saltings Green

Saltings Green is a scattered clifftop village between the salt marsh and the sea. The coast path, the cove and a nature reserve are on the doorstep, and Wrenmouth's shops and station are a short drive along the coast road.

Wrenmouth 3 miles, Sandbury 7 miles (all distances approximate)



Sample chart for a template listing. A real listing shows the certificate for the home.

THE PARTICULARS

Tenure	Freehold
Council tax	Band F
Energy rating	B (potential A)
Listing	Not listed
Grounds	0.6 acres running down to the marsh
Heating	Air source heat pump with underfloor heating downstairs
Services	Mains water; private treatment plant
Broadband	Fibre to the cabinet, up to 80 Mbps
Parking	Gravel drive for three cars and a car port
Local authority	Wrenmouth District Council

Rights and restrictions: A public footpath runs along the far boundary of the garden



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Important notice. These particulars are a general guide and do not form part of any offer or contract. Measurements, areas and distances are approximate. Photographs show parts of the home as they were when taken and may not show everything included in the sale. We have not tested services, appliances or fittings, and we have not checked planning permission or building regulations; buyers and tenants should make their own enquiries. Particulars prepared November 2026.

Foreland is a fictional agency and this is a sample brochure made for a website template. The homes, names and addresses are not real.