

EAST END COTTAGE, HIGH STREET, BROTON, TS12 2QD



- ▲ Unique three-bedroom detached home
- ▲ Situated on a generous plot
- ▲ Stunning views of the Cleveland coast
- ▲ Spacious and versatile accommodation

- ▲ Ideal family home with scope to personalise
- ▲ Generous outdoor space, perfect for entertaining or family use
- ▲ Convenient location close to local amenities, schools, and transport links

£325,000

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Set on a generous plot in a desirable location, this distinctive three-bedroom detached property offers charm, space, and a truly unique opportunity.

The home enjoys stunning views across the Cleveland coast, providing a beautiful backdrop for everyday living. Inside, the property is well suited to family life, offering versatile accommodation and the potential to personalise to your own taste.

Externally, the generous plot provides ample outdoor space, ideal for children, entertaining, or simply taking in the views. With both privacy and scope, this garden setting enhances the appeal of this one-of-a-kind home.

Perfectly placed in Brotton, the property combines coastal scenery with convenient access to local amenities, schools, and transport links — making it an ideal family home.

GROUND FLOOR

HALLWAY - 3.18m × 2.95m (10'5" × 9'8")

WC - 1.57m × 1.47m (5'2" × 4'10")

LIVING ROOM - 4.67m × 3.56m (15'4" × 11'8")

KITCHEN - 4.75m × 2.92m (15'7" × 9'7")

DINING ROOM - 3.12m × 2.97m (10'3" × 9'9")

PANTRY - 1.57m × 1.1m (5'2" × 3'7")

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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FIRST FLOOR

LANDING - 0.84m × 3.33m (2'9" × 10'11")

BEDROOM ONE - 3.78m × 3.7m (12'5" × 12'2")

BEDROOM TWO - 3.78m × 3.12m (12'5" × 10'3")

BEDROOM THREE - 2.8m × 3.15m (9'2" × 10'4")

BATHROOM - 1.78m × 3.02m (5'10" × 9'11")

OFFICE/HALLWAY - 1.75m × 1.73m (5'9" × 5'8")

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - JS/LS/RED250649/23092025

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
Tel: **01287 552280**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		



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