

THE COTTAGE, CARLTON, STOCKTON-ON-TEES, TS21 1DR



- ▲ No onward chain - A remarkable 19th-century country residence, rich in character and heritage
- ▲ Thoughtfully reconfigured to combine the original main house with the former Gardener's Cottage, creating a unique and versatile home
- ▲ Over 2,600 sq. ft of beautifully presented living space, blending period charm with modern comforts, set within approximately 0.9 acres
- ▲ Private driveway through a wooded treeline leading the residence
- ▲ Four reception rooms including cinema room and spacious sitting room with large windows overlooking the private, south-facing gardens
- ▲ Well-appointed kitchen with modern units, dining room, pantry, additional porch, and recently modernised external utility room
- ▲ First floor with generous landing, principal bedroom with bay windows, luxurious four-piece bathroom with freestanding bath, second bedroom with en-suite, and boarded loft access
- ▲ Extensive grounds wrapping around three sides, featuring patio, lawn, mature shrubs and flower beds, small paddock, five outbuildings (conversion potential subject to consent), LPG gas combi boiler, underfloor kitchen heating, and original flooring

£775,000

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THE COTTAGE, TS21 1DR



**** No Onward Chain **** A remarkable 19th-century country residence, part of which was famously occupied by George Orwell in 1944, rich in character and heritage, the property has been thoughtfully reconfigured from the original main house and seamlessly incorporates the former Gardener's Cottage to create a truly exceptional home.

Offering over 2,600 sq. ft of beautifully presented living space, the residence perfectly blends period charm with versatile modern living. Set within approximately 0.9 acres, the property enjoys an idyllic countryside setting, providing both sizable family space and picturesque surroundings—ideal for those seeking a unique home with literary significance and timeless appeal.

Enter the home via the private driveway through wooded treeline to the main building with porch with vaulted ceiling, hallway with modern W/C and two large bedrooms to the west of the property. Double doors lead onto a cinema room and sitting room with large windows overlook the private garden. Further hall with porch area, dining room and kitchen with modern units, front porch and pantry cupboard. There is an outside recently modernised utility room on the ground floor along with five outbuildings that could be further converted (subject to the correct planning and building consent). The first floor has generous landing with views over the garden, bedroom one with bay windows just off the bathroom with stunning four piece modern suite with free standing bath. Bedroom two has white modern ensuite and there is access to the boarded loft via drop down ladder.

Outside the fabulous grounds wrap around three sides of the property with large patio area and lawn having a southerly facing aspect, multiply shrubs and flower beds and small paddock field perfect for raising animals.

Other features include beautiful wooden windows within keeping with the character, LPG gas combi boiler, underfloor heating in the kitchen, original oak flooring in bedroom one.

The home is well positioned to offer excellent commuter access and tranquil woodland and country parks on the doorstep; this ideal family home provides convenient access to local amenities and schools while maintaining a discreet and peaceful retreat for family leisure time.

TO VIEW: Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALLWAY

BEDROOM FOUR - 4.34m x 4.2m (14'3" x 13'9")

BEDROOM THREE - 5.1m x 3.05m (16'9" x 10')

WC

CINEMA ROOM - 5.23m (17'2") (max) x 4.2m (13'9") (max)

SITTING ROOM - 5.72m x 5.7m (18'9" x 18'8")

HALLWAY

PORCH

STUDY - 2.1m x 1.8m (6'11" x 5'11")

DINING ROOM - 5.72m (18'9") (max) x 4.42m (14'6") (max)

KITCHEN - 4.4m x 4.1m (14'5" x 13'5")

LOBBY

PANTRY CUPBOARD

DETACHED UTILITY ROOM - 3.56m x 2.74m (11'8" x 9')

FIRST FLOOR

LANDING

BEDROOM ONE - 7.1m (23'4") into wardrobes x 6.2m (20'4") (max)

BATHROOM - 4.4m x 2.06m (14'5" x 6'9")

BEDROOM TWO - 5.61m (18'5") (max) x 4.6m (15'1") (max)

EXTERNALLY

Sitting on a 0.9 acre plot with five brick built outbuildings and long private driveway.

AGENTS REF: - MH/LS/STO260160/09042026

Council Tax Band: E Tenure: Freehold

TO VIEW: Contact our Stockton office on
Tel: 01642 355000



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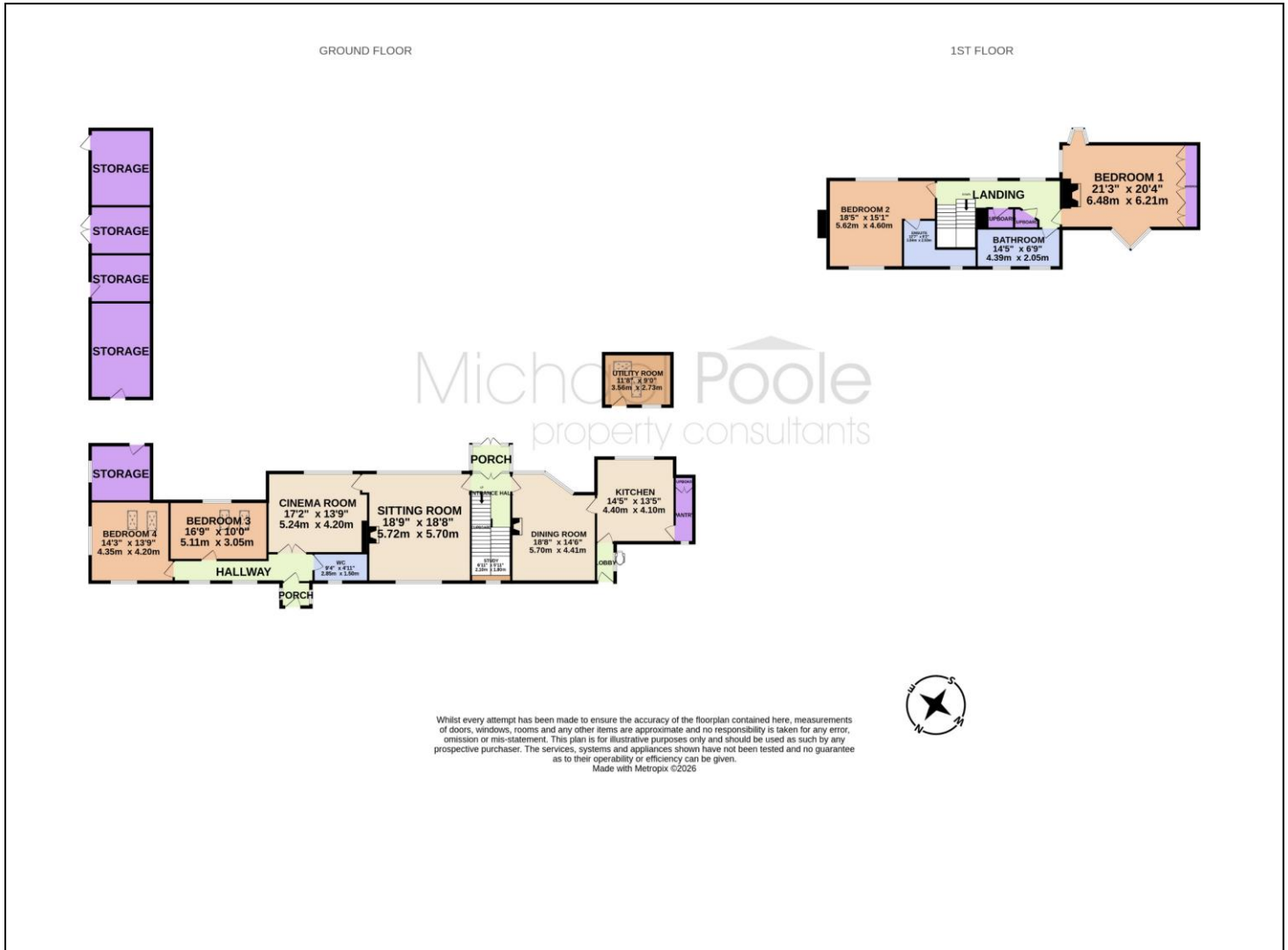


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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