

# ROSE COTTAGES, CARLTON, STOCKTON-ON-TEES, TS21 1DY



- ▲ Characterful inglenook fireplace with solid fuel stove
- ▲ Enclosed courtyard and cottage garden
- ▲ Off-road parking

- ▲ No Onward Chain
- ▲ Versatile garden room
- ▲ Beautiful, vaulted ceilings
- ▲ Star-gazing roof lights from bed
- ▲ Sought-after village setting

**£200,000**

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Tucked away within the charm and tranquility of Carlton village, this beautifully presented cottage offers far more than a home — it offers a lifestyle.

Step inside and you're instantly welcomed by the heart of the home: a stunning inglenook fireplace with solid fuel stove, creating the perfect setting for cosy evenings, winter warmth, and that unmistakable cottage atmosphere.

Outside, life slows down. A delightful courtyard and traditional cottage garden provide a private haven to enjoy morning coffee, summer evenings, or simply the peace of village living. With off-road parking, practicality meets charm.

To the rear, a versatile garden room offers endless possibilities — a peaceful workspace, hobby room.

Upstairs, the magic continues. Vaulted bedroom ceilings create a wonderful sense of space and character, while one bedroom features roof lights perfectly positioned above the bed — offering something truly special... on clear nights, you can lie back and watch the stars from the comfort of your own bed.

## **GROUND FLOOR**

**ENTRANCE LOBBY** - With double glazed entrance door to entrance lobby with access to the living room.

**LIVING ROOM - 4.37m x 3.7m (14'4" x 12'2")**  
With double glazed window to the front aspect, radiator, dado rail, inglenook fireplace with brick back and oak mantel and housing a solid fuel stove.

**KITCHEN - 2.97m x 2.82m (9'9" x 9'3")**  
With shaker style kitchen units, range cooker, plumbing for dishwasher, ceramic sink and drainer unit, fridge freezer, store cupboard under stairs and open to garden room.

**GARDEN ROOM - 3.53m x 2.2m (11'7" x 7'3")**  
With double glazed windows and French doors to the rear courtyard style garden, vaulted window light to ceiling, twin radiator and continuation of shaker style kitchen units housing utilities.

**BATHROOM** - With double glazed window to the rear aspect, side panelled bath, pedestal wash hand basin, low level WC, twin radiator and tiled splashbacks.

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

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## **FIRST FLOOR**

**LANDING** - With window light to bedroom two.

### **BEDROOM ONE - 4.37m x 3.8m (14'4" x 12'6")**

Vaulted ceiling with beams, double glazed window to the front aspect, twin radiator and built-in cupboard.

### **BEDROOM TWO - 3.56m x 2.92m (11'8" x 9'7")**

Vaulted ceiling, two Velux window lights, feature double glazed window to the rear aspect and radiator.

## **EXTERNALLY**

To the rear there is an enclosed courtyard style garden with greenhouse, shed and patio. To the front there is a traditional cottage garden with flower borders, shaped lawn, fuel bunkers, greenhouse and a double parking bay to the front.

**AGENTS REF:** - LJ/LS/STO260185/21042026

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

**TO VIEW:** Contact our Stockton office on

Tel: 01642 355000



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