

IVY COTTAGES, EGGLESCLIFFE, STOCKTON-ON-TEES, TS16 9DG

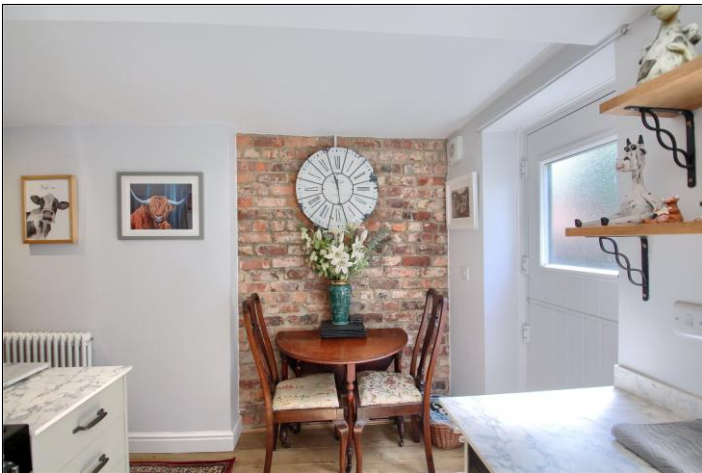


- ▲ An exceptional two bedroom Grade II listed character cottage enjoying a prime position overlooking the village green in Egglescliffe village
- ▲ The property has been thoughtfully extended and refurbished over the last six years by the present owner
- ▲ The two storey rear extension transforms the accommodation, and the quality of fittings are of an exceptionally high standard
- ▲ The charming lounge has a wood burning stove together with a redesigned staircase leading to the first floor
- ▲ Kitchen/diner with an excellent range of fitted units, Belfast style sink and built in bellows range oven
- ▲ Utility room incorporating a ground floor WC
- ▲ Two spacious bedrooms on the first floor together with a stunning bathroom and separate shower room
- ▲ Gas central heating system and double glazing
- ▲ The property is available with no onward chain and early internal viewing comes unreservedly recommended

£325,000

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An exceptional two bedroom Grade II listed character cottage enjoying a prime position overlooking the village green in Egglecliffe village. The property has been thoughtfully extended and refurbished over the last six years by the present owner with the two storey rear extension transforming the accommodation, and the quality of fittings are of an exceptionally high standard.

GROUND FLOOR

LOUNGE - 5.44m x 3.79m (17'10" x 12'5")

A delightful living space with the focal point being the wood burning stove with mantle above and hearth. There are exposed beams, a cast iron radiator, double glazed window to the front with access door and an attractive staircase leads to the first floor.

KITCHEN/DINER - 3.46m x 2.34m (11'4" x 7'8")

Offering an excellent range of high quality fitted units with attractive worktops incorporating a Belfast sink unit with mixer taps. Built in Belling range style oven and plumbing for dishwasher. Cast iron radiator, double glazed window and stable style door to the rear.

UTILITY/WC - Plumbing for automatic washing machine and space for tumble dryer. Fitted Belfast style sink unit and low level WC.

FIRST FLOOR

LANDING - With feature roof lantern.

BEDROOM ONE - 3.74m x 3.46m (12'3" x 11'4")

Attractive range style fireplace in feature surround. Cast iron radiator, double glazed window and loft hatch.

BEDROOM TWO - 3.52m x 2.24m (11'7" x 7'4")

Cast iron radiator and two double glazed windows.

BATHROOM - 2.42m x 1.50m (7'11" x 4'11")

Freestanding roll top bath, wash hand basin in vanity unit with marble top and high level WC. Cast iron radiator/towel rail and extractor fan.

SHOWER ROOM - With shower enclosure and chrome effect heated towel rail.

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EXTERNALLY

Cottage garden to the front of the property, mainly gravelled, with a seating area and a variety of shrubs. This area enjoys a delightful aspect overlooking the village Green. To the rear there is a small South facing courtyard area with outhouse/store. There is a right of way shared with the adjoining cottages for access.

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AGENTS REF: - DC/LS/YAR260303/31072026

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

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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