



The Green, Egglescliffe, TS16 9DB

Situated on a generous plot, this extensively upgraded home is in one of the region's most sought-after locations. Nestled in the idyllic setting of Egglescliffe village, beautifully extended and upgraded three-bedroom detached cottage blends timeless charm with modern luxury.

Entering through a recently fitted stable door, you're greeted by a welcoming hallway with Karndean flooring, setting the tone for the quality and style found throughout the home. The kitchen, refurbished in 2022 by Yarm Interiors, features sleek quartz countertops, a copper sink, integrated Neff appliances, and a cosy window seat/dining nook. The garden room/lounge with triple-glazed windows framing the privacy of the rear garden, while the additional reception room, currently a music room provides direct garden access. For added convenience, a utility room and a walk-in pantry enhance everyday practicality. A ground floor double bedroom, currently used as a study, benefits from an en-suite shower room, making it perfect for guests or multi-generational living. The first floor provides two further double bedrooms, both fitted with wardrobes. A family bathroom with separate bath and shower completes this level.

The smaller garden is mostly laid to lawn along with a sandstone patio area. Across the lane, the property enjoys an additional large garden, beautifully maintained, mature garden—perfect for outdoor entertaining, gardening enthusiasts, or simply soaking up the peaceful surroundings. The property also includes convenient off-street parking and an EV charging point. For added convenience, the property benefits from a brick-built storage, as well as the front of the garage for additional space.

Just a 10 minute stroll leads to Yarm's historic cobbled High Street, where boutique shops, restaurants, and welcoming bars await. Highly regarded primary and secondary schools are within easy reach, and Egglescliffe train station is a five-minute drive, providing excellent transport links.

£500,000

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HALL

SITTING/GARDEN ROOM
14'8" x 17'0" (4.47m x 5.18m)

LOUNGE
16'3" x 9'9" (4.95m x 2.97m)

KITCHEN/DINING ROOM
13'0" x 15'8" (3.96m x 4.78m)

UTILITY ROOM
7'9" x 6'9" (2.36m x 2.06m)

PANTRY
6'7" x 5'8" (2.01m x 1.73m)

BEDROOM THREE/STUDY
12'7" x 14'4" (3.84m x 4.37m)

EN-SUITE
5'11" x 3'3" (1.80m x 0.99m)

LANDING

BEDROOM ONE
11'8" x 13'0" (3.56m x 3.96m)

BEDROOM TWO
12'11" x 10'6" (3.94m x 3.20m)

BATHROOM
8'1" x 7'8" (2.46m x 2.34m)



Tel: 01642 248248

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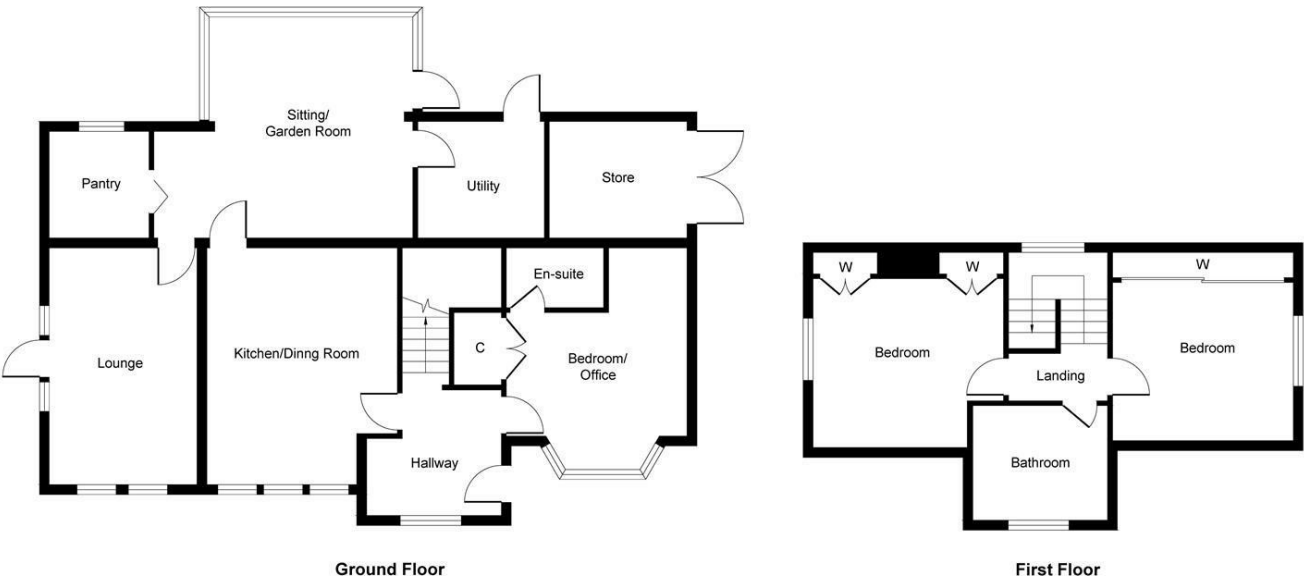
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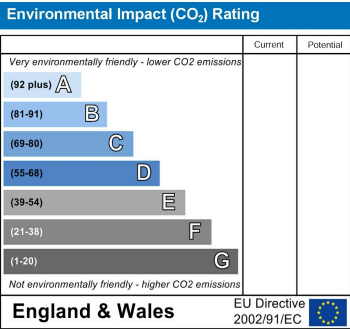
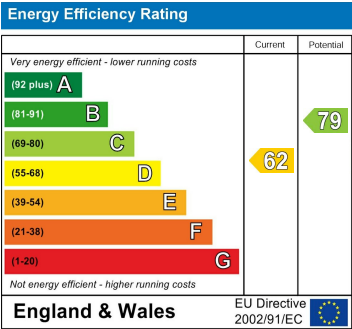
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VIEWING
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101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk