

 **HOUSE  
CLICKERS**  
**YOUR LOCAL PROPERTY EXPERTS**



West Street, Yarm, TS15 9BT  
**Offers in Excess of £500,000**



Extremely Rare opportunity to own this Amazing 4 Bedroom Grade 2 Listed home hidden down a private driveway in the centre of Yarm, just a minutes' walk from the Historic High Street brimming with Boutique style shops, restaurants, cafes and bars and walking distance to Yarm School. Built in 1753 This wonderful Quintessential Cottage is Laid over Three floors and has an abundance of character and charm throughout, from original beams in nearly every room, feature fireplaces, solid oak doors and parquet flooring but also lovingly upgraded over the years by the current owners with some fantastic modern features. On entering the cottage, you are welcomed by a spacious tiled Entrance Hall and dark wood beams which immediately set the tone leading to the Extensive lounge with original fireplace, parquet flooring and triple bay windows and even still has the serving hatch through to the kitchen. The kitchen benefits from solid oak shaker style units with double Belfast sink, black granite worktops, integrated appliances, space for dining and Stable doors to access the private rear garden. The charming cottage theme really continues throughout the house with the stunning mahogany staircase a superb feature and the centre piece of the property with beautiful, encased sash windows & sills on each landing. On the first floor there are 3 Doubled Bedrooms with large sash windows allowing in an abundance of natural light, and a contemporary bathroom with separate toilet which was upgraded in 2020. On the 2nd floor is the extensive master suite which is around an amazing 20ft wide and long and benefits from superb Kings beams, French doors with Juliet balcony opening out to take in the fantastic views of the rear garden, Modern ensuite shower room and eves storage. Externally there is a secluded driveway leading to a single detached garage, Beautiful Front Garden and private rear gardens laid to lawn with a large paved area ideal for entertaining in the summer months. This really is a once in a lifetime opportunity so don't hesitate to view so you can really take in and appreciate this breath taking home.

#### Entrance Hall

15' 3" x 8' 4" (4.64m x 2.54m)

#### Lounge

15' 4" x 15' 11" (4.67m x 4.85m)

#### Kitchen

17' 9" x 8' 4" (5.41m x 2.54m)

#### Master Bedroom

19' 1" x 20' 3" (5.81m x 6.17m)

#### Ensuite

8' 7" x 7' 5" (2.61m x 2.26m)

#### Bedroom 2

13' 11" x 15' 2" (4.24m x 4.62m)

#### Bedroom 3

11' 3" x 11' 11" (3.43m x 3.63m)

#### Bedroom 4

11' 9" x 11' 9" (3.58m x 3.58m)

#### Bathroom

8' 5" x 6' 1" (2.56m x 1.85m)

#### Wc

5' 2" x 2' 6" (1.57m x 0.76m)

#### Single Garage







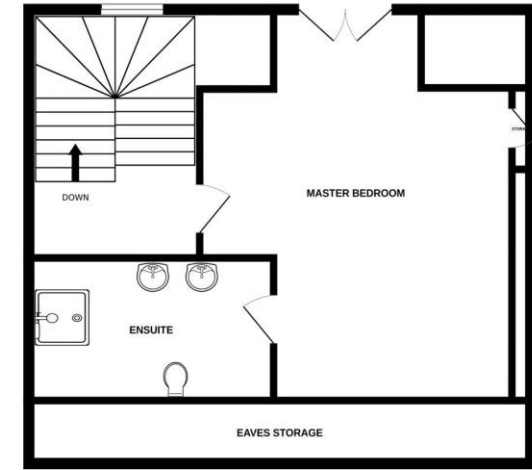
GROUND FLOOR



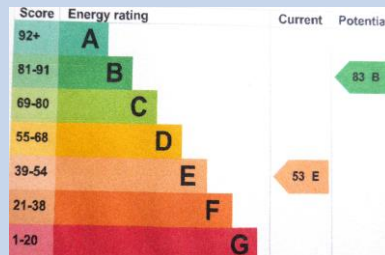
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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