



Ryehill Cottage, Brass Castle Lane, Nunthorpe

Offers Over £370,000

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- A highly desirable location.
- Fabulous family home.
- Living room with log burning stove, exposed brick and wooden beam.
- Stunning views of the Cleveland Hills.
- Planning permission approval.
- Surrounded by open farmland.
- Offering easy access to Brass Castle Golf Course.
- Ample off road parking with a detached garage.
- Newly referbished
- Non-standard construction.





2 Ryehill Cottages Brass Castle Lane TS8 9ED

Approximate Gross Internal Area
1688 sq ft - 155 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Nestled just off Brass Castle Lane, this exquisite 4-bedroom property is a true masterpiece of modern living. Impeccably refurbished with no expense spared, it exudes a sense of luxury from the moment you arrive. The spacious living room, adorned with a two-way wood-burning stove, offers an elegant and cozy ambiance, while the sleek, state-of-the-art kitchen beckons culinary enthusiasts. A warm and inviting family room completes the ground floor. Upstairs, four generously sized bedrooms provide comfort and versatility, while the modern family bathroom is a serene retreat. The landscaped rear garden is a haven for outdoor enjoyment, and the views of, open farmland, Cleveland Hills, and Roseberry Topping create an idyllic backdrop for this remarkable family home. This property represents a unique opportunity to experience the epitome of contemporary living in a picturesque setting.

Energy performance certificate (EPC)																																		
2 Ryehill Cottage Brass Castle Lane Middlesbrough TS8 9ED	Energy rating D	Valid until 2 April 2034 Certificate number: 8899-2577-3928-9706-8443																																
Property type	Semi-detached house																																	
Total floor area	133 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions																																		
https://www.gov.uk/guidance/domestic-rivale-energy-rating-energy-efficiency-standard-landlords																																		
Energy rating and score																																		
The graph shows this property's current and potential energy rating.																																		
This property's current energy rating is D. It has the potential to be B.																																		
See how to improve this property's energy efficiency .																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>55-68</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>13-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>0-12</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D	55-68		39-54	E			13-38	F			0-12	G		
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Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																		
For properties in England and Wales: the average energy rating is D the average energy score is 60																																		

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