





# The Workshop, Great Broughton

£895,000

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## Internally

### A Symphony of Light and Space.

Upon entry, the oversized aluminium entrance door leads to a double-height reception hall, illuminated by large glazed windows and automatic opening roof lights. The herringbone flooring in a light oak colour, paired with underfloor heating, ensures a cosy atmosphere throughout. T

The open-plan kitchen/dining/living area features high-quality appliances, quartz work surfaces, and sleek cabinetry. LED mood lighting enhances the contemporary design, while bi-fold doors seamlessly merge indoor and outdoor spaces.

A versatile ground floor bedroom with en-suite offers flexibility for various living arrangements.

Upstairs, an open galleried landing with a glazed balustrade provides additional space and storage. The principal bedroom boasts a bi-fold door opening to a decked roof terrace, overlooking the Cleveland Hills. The en suite bathroom offers luxury amenities, including a free-standing bath and walk-in double shower.

## Externally

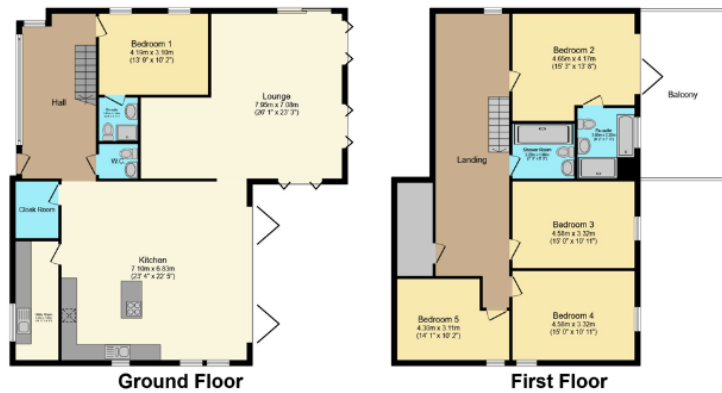
### A Tranquil Oasis Amidst Nature's Splendour

Nestled on 0.58 acres of meticulously landscaped gardens, "The Workshop" offers a serene retreat. The property's setting, set back from the road, provides a sense of seclusion and privacy.

The driveway, with ample parking space for several vehicles, welcomes residents and guests alike. A large timber decked area, bordered by a contemporary glazed balustrade, extends gracefully to the stream's edge, creating an idyllic spot for outdoor gatherings or peaceful contemplation.

A small footbridge adds character and charm, leading to the additional garden area, predominantly laid to lawn and surrounded by mature hedging and trees. Here, residents can immerse






Total floor area 248.6 sq.m. (2,676 sq.ft.) approx

- Contemporary 'Grand Design' style detached family home.
- Set in a plot of over 0.5 acres with a picturesque stream and private decking.
- Exquisite open-plan sociable kitchen with under floor heating.
- Situated on the edge of Great Broughton with uninterrupted views of the Cleveland Hills.
- Offered to the market with no onward chain.
- Development potential in the garden.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Wales & Scotland		EU Directive 2002/91/EC 

📍 26-28 High Street, Stokesley, Middlesbrough, TS9 5DQ

✉ stokesley@harveybrooks.com

☎ (01642) 687 223

🌐 www.harveybrooks.com

