



Stonelea, 13
Station Road,
Great Arton

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"Stonelea" is an enchanting cottage nestled on Station Road in the picturesque village of Great Ayton. This herringbone sandstone cottage, a true gem of the 1800s, is a splendid representation of timeless elegance and charm. As a Grade 2 listed building, it exudes historical significance and character while offering modern luxury.

From the moment you set your eyes on the property its well-preserved façade showcases the stunning herringbone sandstone construction, a testament to its enduring appeal. The exterior whispers of the past, with sash windows that have witnessed generations passing by and been a part of countless stories.

Once inside, the cottage welcomes you with an atmosphere of refined comfort. The interior has been meticulously renovated, ensuring that no detail has been overlooked, and the result is nothing short of exceptional. A particularly charming feature of the living room is the presence of a log-burning stove, inviting you to cosy up during chilly evenings. The stove not only adds warmth but also a rustic ambiance that is perfect for relaxation and contemplation.

Stepping upstairs, you'll notice the rope handrail that guides you along the various levels of this splendid home, a detail that speaks of the cottage's unique personality and character.

The integrated kitchen is not only well-designed but also equipped with modern amenities, ensuring that you have a space that combines functionality and style effortlessly. The bathroom, a luxurious sanctuary, boasts a freestanding roll-top bath, inviting you to unwind in style and comfort.

As you ascend to the second floor, you'll find the master bedroom, which features a vaulted ceiling, creating a sense of spaciousness and airiness. It's a peaceful haven, perfect for restful nights.

The cottage's outdoor space is a delightful courtyard garden, featuring a patio and gravel. This area allows you to bask in the beauty of Great Ayton's natural surroundings and enjoy the serene ambiance.





Entrance hallway - Solid wood entry door and wooden staircase provides first-floor access with storage beneath. Beautiful wood flooring throughout the ground floor.

Living room - 5.56m x 3.94m - Inglenook fire with a log burning stove and dual aspect original sash windows with wooden shutter blinds.

Kitchen - 3.05m x 2.13m - Comprising a cottage-style kitchen with fitted base and wall units with solid wood work surfaces and coordinated splash backs. Appliances include: Belfast sink unit with mixer tap, built-in "Neff electric cooker and a four-ring electric hob with extractor hood over, integrated fridge, freezer, washing machine, and microwave. The external door provides external access to the rear courtyard.

First floor

Bedroom one - 3.05m x 2.77m - Fitted wardrobes and front aspect Sash windows with wooden shutter blinds.

Bedroom two - 4.1m x 3m - Rear aspect Sash windows with wooden shutter blinds and offer views of the iconic Roseberry Topping.

Bathroom - 3.25m x 3.96m - White suite comprising: Freestanding bath with a handheld shower, shower enclosure with a wall-mounted main shower over with a rainfall shower head, wash hand basin, and close coupled WC. Chrome heated towel rail. Skylight provides natural light to flood in.





Second floor

Bedroom Three - Triple PVCu double-glazed Velux windows with built-in black-out blinds that fill this room with natural light and offer views of Roseberry topping.

Rear Garden

With elevated levels, this private rear patio garden offers a quiet and private place to enjoy outside dining and sunshine, This well-stocked space also provides side access leading to the front of the property.

General information

Local authority: Hambleton

Council tax band: C

Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	25 F
1-20	G		





Ground Floor



1st Floor



2nd Floor

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

@ stokesley@harveybrooks.com

☎ (01642) 687 223

🌐 www.harveybrooks.com

