



Tilery Cottage, Potto

Guide Price £680,000



# Tilery Cottage, Potto

Hidden away behind mature trees and shrubs, and set in lovely gardens, Tilery Cottage has been transformed into a country house with grand proportions, flexible living spaces together with smart/hi-tech and energy saving additions. The natural western red cedar timber clad extension is stunning, blending in perfectly with the surrounding countryside. The plot is generous and stands within a semi-rural setting, ideal for families, professionals or retirees seeking a countryside lifestyle within easy reach of local amenities and road links. Tilery Cottage is beautiful. Take a moment to have a look.....

## Ground Floor

### Reception Hall

From the moment you arrive, the property impresses with its bespoke leaf and a half bespoke solid wood door, which opens into a spacious, country style reception hall with engineered oak wooden flooring, chandelier light, and a cloaks cupboard.

### Dining Room

Comfortably seating 10, this bright and generous dining room has been designed for family gatherings and entertaining. A bay window with bespoke roof window design – perfect for a window seat, is to the side. There is a practical but comfortable engineered oak wooden floor. Doors lead through to the living room and kitchen, creating a seamless flow.

### Living Room

A light-filled room with another bay window with bespoke roof window design, real oak wooden floor and a relaxed country house feel. A log burner is set in a stone mantel with slate hearth. Double glazed French doors open to a conservatory, a door leads to the dining room and a staircase leads to the first floor.







## Conservatory

The conservatory was an inspired choice. It is a beautiful premium one-off design that fits in with its surroundings perfectly. Flooded with natural light and enjoying delightful views over the garden, with French doors leading directly to a gravelled patio area. The glass in the conservatory is double glazed bespoke design. The flooring is engineered grey oak with oak skirting.

## Country House Kitchen

With a large picture window providing far-reaching views across open fields to the stunning Cleveland Hills and underfloor heating, this 23'x16'7" room is a standout feature of this amazing home. For breakfasts and informal meals, there is space for a sizeable table. The room is beautifully fitted with an array of bespoke wall and base units, including a corner larder, wine storage, integrated dishwasher, Belfast sink, and space for an American style fridge freezer. A large central island houses the range cooker and offers a casual seating area. A good range of worktops – solid wood and granite – complement the underfloor heating marble stone flooring, which continues through to the utility. Solid wood doors lead to the cloakroom/wc, gym and:



**Utility Room** - Fitted cupboard. Worktop with space for dryer below, also plumbing and space for washing machine. Marble stone flooring.

**Cloakroom/wc** - With natural stone wash hand basin and waterfall tap, low level wc and real wood flooring.







## Gym 26' x 13'5

With French doors to the garden, and an additional window, this very spacious, light and versatile room is currently used as a home gym, complete with fitted rubber flooring and a built-in music system. This room would also be perfect as a third reception room, home office or playroom.

**First Floor** - Landing with doors to all rooms (which all have triple glazed windows) and Velux roof light.

## Principal Bedroom Suite

A stunning principal bedroom with vaulted ceiling and copper chandelier light. Double French doors opening onto a balcony, which has stone flooring and glass panels. Doors to the dressing room and ensuite, with a bespoke solid wood entrance door.

**Dressing Room:** cleverly designed with fitted wardrobes and drawers along both walls and a dressing top, along with a Hollywood style dressing mirror.



## En-Suite

An opulent room featuring a wide vanity unit with marble top and two inset wash hand basins, cupboards and drawers below and crystal light. Walk-in double shower, low-level wc, Italian marble tiled floor and part tiled Italian marble walls.

## Bedroom 2

Double bedroom with two built in wardrobes and dressing top, front-facing window, door to:

## En-Suite

Walk-in double shower, wc, washbasin, part-tiled mosaic walls and tiled floor.

## Bedroom 3

Currently used as a snug, this characterful double bedroom has a beam, vaulted ceiling, built-in bookcase, two front windows, a Versailles style solid wood door and a Velux roof light.



## Bedroom 4

Another well-proportioned double with a run of fitted wardrobes, work desk area with downlighters and a side-facing window.

## Bedroom 5

A single bedroom with front-facing window with natural oak skirting and window sill, ideal as a nursery or home office.

## Family Bathroom

Extremely spacious and beautifully finished. Cast iron roll-top bath – with a view, double walk-in shower, vanity unit with marble top, LED electric mixer tap and mirror, inset wash handbasin and storage below, low-level wc, ladder style towel rail and a window offering elevated views over the hills.







## Externally

Tall, electric double gates, open into a spacious gravelled driveway providing ample parking for multiple vehicles. The generous gardens wrap around Tilery Cottage, providing distinct areas. The rear garden has a private feel and is mostly laid to lawn, with mature borders filled with plants and shrubs, a bark play area for children and a raised decking area perfect for entertaining. There is also a gravelled area outside the conservatory.

To the side of the property, there is a useful outbuilding offering excellent storage, along with a covered log store – ideal for keeping supplies dry through the winter months.

## Location and Amenities

With breathtaking views, Potto is a picturesque country village nestled in North Yorkshire, close to the North York Moors National Park and yet perfectly positioned for a host of amenities and transport links.

The village features the renowned Tomahawk restaurant, with its fantastic menus for breakfast through to dinner. There is also St Mary's Church and Potto Village Hall (with a Facebook page) that serves as a hub for community events. On Facebook, you will also find POTTO PATTERN, a charming site providing help and information to residents about all things Potto and also events in surrounding villages.

Just 2 miles away is Hutton Rudby with its exceptional Spar and fuel station together with sports clubs, public houses, hairdresser and doctors' surgery. The nearby market towns of Stokesley and Yarm provide everything you could need with supermarkets, independent shops, cafés, restaurants, businesses, medical and leisure facilities.

**Schools:** Hutton Rudby has a primary school, and in Stokesley there are well-regarded secondary and sixth form schools. There is also a co-educational private day school in Yarm.

**Transport:** The A19 and A172 are close by, providing convenient access to the North, South and the Coast. Northallerton has a railway station with a superb service to Edinburgh, Newcastle, York and London Kings Cross.

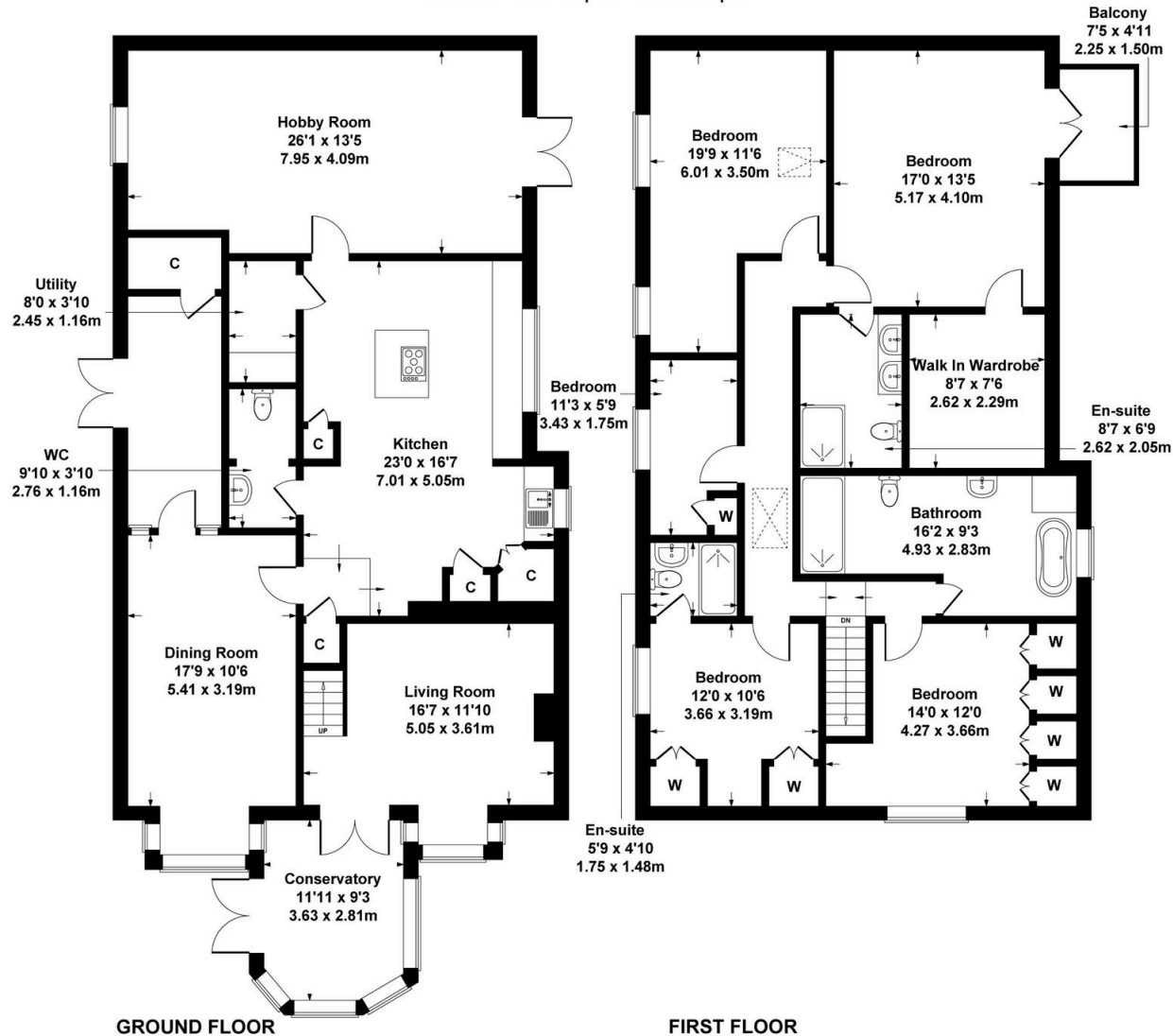
**Approximate Distances:** Stokesley 7.2 miles; Yarm 7.7 miles; Northallerton 11.3 miles; Teesside International Airport 12.4 miles; Middlesbrough 15.4 miles; Harrogate 37.7 miles; York 38 miles; Newcastle 50.9 miles.

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# Tilery Cottage, Potto, DL6 3HJ

Approximate gross internal area

House - 264 sq m - 2842 sq ft



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.

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