



West End, Stokesley

£155,000



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A beautiful character cottage, located in central Stokesley, offering spacious one bedroomed accommodation. You could just move in here or enjoy making the interior and exterior spaces your own. This pretty gem has original features, south facing outside space that is delightful, bags of potential and a blue plaque, meaning you will own a little piece of history. Alec Wright 1900-1981 lived here – see below for more information.

Whether you're a first-time buyer, an investor seeking a character property in a prime location, or you're simply looking for a bolt hole in the heart of Stokesley, this cottage won't disappoint. It would be perfect as a first home, a long-term rental or holiday let.

Entrance - A lovely old door leads into a quarry tiled entrance. This main door and the entrance serve number 15 and number 13. From the entrance your own private front door takes you to:

Living/Dining Room – A cosy yet spacious room full of character and with space for a small table and chairs. Featuring exposed beams, an open fireplace, wood floor and a pretty window to the front. A door leads through to the kitchen.

Kitchen – With a south facing window overlooking the courtyard, wood floor and fitted with a really good range of wall and base units, wood effect worktops, space for a washing machine, integrated fridge, oven with gas hob and extractor, space for a washing machine. There is also a useful under-stairs cupboard, stairs to the first floor and door to the courtyard.

First Floor - Small landing and door to:

Double Bedroom – A generous bedroom with built-in wardrobe, front facing window with secondary glazing, and door to the en-suite.

En-Suite Bathroom – A bright, stylish space with a wash hand basin set onto a wide vanity unit providing great storage, good sized bath with shower over, w/c, part tiled walls and south facing double glazed window to the rear.



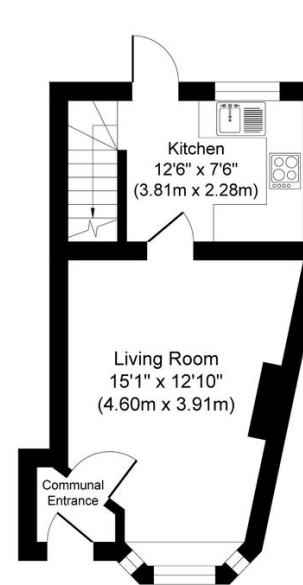


Externally - To the front there is a little border, perfect for pretty cottage plants. On the wall there is a blue plaque. This commemorates that Alec Wright 1900-1981 lived here. Alec was something of a celebrity in Stokesley, being a successful artist, who painted many attractive pictures of local scenes, which can still be found at sales today. Alec was also a writer and local historian and was described as 'the best known man in Cleveland' by The Dalesman. There is more information about Alec online. To the rear there is a walled south-facing courtyard garden – laid with Indian stone and featuring a raised area. A gate offers useful secondary access if required.

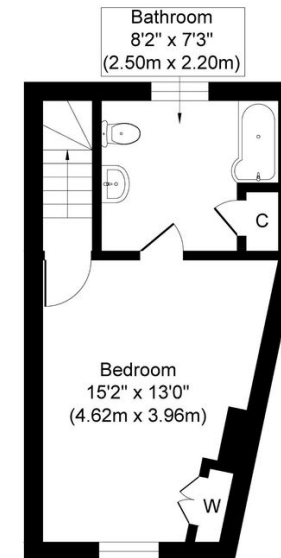
Please Note: English Heritage state that blue plaques do not afford any building a form of statutory protection, i.e. they will not prevent owners from making alterations. 15 West End is in a Conservation Area however. Please feel free to speak to Kathryn Barr Estate Agents in this regard.

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Ground Floor
Approximate Floor Area
282 sq. ft
(26.24 sq. m)



First Floor
Approximate Floor Area
269 sq. ft
(25.03 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	69	85
England & Wales EU Directive 2002/91/EC 		

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