



I Handley Cross  
Carlton in Cleveland, Middlesbrough, TS9 7DN



# AN IMMACULATELY PRESENTED FIVE BEDROOM FAMILY HOME WHICH IS BEAUTIFULLY LOCATED AT THE FOOT OF THE CLEVELAND HILLS

- 5 Bedroom Family Home
- Substantial Living Accommodation over 3 Floors
- Renovated to an Exacting Standard
- Fantastic Views in All Directions
- Master Bedroom with Dressing Room & En-Suite
- Landscaped Front & Rear Garden
- Double Garage
- Viewing by Appointment Only
- Offers In Excess of £850,000

## SITUATION

Faceby 2 miles, Swainby 3 miles, Hutton Rudby 3 miles, Stokesley 4 miles, Osmotherley 9 miles, Yarm 11 miles, Northallerton 13 miles (all distances are approx.).

The property is pleasantly situated on the North side of the village of Carlton-in-Cleveland, which is a popular and attractive rural village. It is well placed in relation to the local towns of Stokesley and Northallerton which offers a wide range of services and amenities.

The property offers fantastic transport links being in easy access of the A19 and A172 bringing larger centres such as Leeds, York, Newcastle and Teesside into a commutable distance. The mainline railway service from Darlington and Northallerton are nearby providing a regular fast service to London Kings Cross & Edinburgh.

## INTRODUCTION

This immaculately presented family home has undergone extensive renovation over the years to create a one-off property, which is located in reach of the Cleveland Hills overlooking the open countryside.

## DESCRIPTION

Step through the charming arched oak and stone porchway into the welcoming entrance hall, where the timeless elegance of stone-flagged flooring, benefiting from underfloor heating, flows seamlessly throughout most of the ground floor, setting the tone for the character and warmth found in every corner of this home.

The sitting room exudes charm, featuring a striking multi-fuel log burning stove set within a beautiful stone surround. A delightful box bay window frames views of the front garden, filling the space with natural light. Tucked away to the rear is a door to a separate study, with double aspect views across the courtyard, the ideal place for working from home.





Across the hall, the dining room offers a sophisticated space for entertaining, complete with a decorative fireplace accented by exposed inner brickwork, adding both warmth and flair.

At the heart of the home lies the stunning kitchen, expertly designed with cream wall and base units, and black granite worktops. Integrated appliances are included for convenience, and the classic Aga cooker — available by negotiation — adds a touch of countryside charm.

The adjoining garden room is filled with natural light and provides a glorious setting for dining or entertaining throughout the seasons, with views over the rear garden.

Practicality meets style in the utility/boot room, which offers generous storage, a sink and drainer, and plumbing for an additional washing machine. This space is ideal for accommodating muddy boots and coats after exploring the scenic Cleveland Hills.

The bespoke oak staircase leads to the first floor, where four generously proportioned double bedrooms await, each beautifully finished and offering breathtaking views of the surrounding landscape.

The elegant house bathroom boasts a freestanding bath, separate shower, wash basin, and W.C., while an additional shower room provides a modern touch with a sleek shower, W.C., wash basin, and an auto-sensor light.

Occupying the entire second floor, the master bedroom has been thoughtfully and expertly designed to maximise both space and comfort.

The room also benefits from a beautifully appointed dressing room, providing ample storage and an elegant space to prepare for the day. The en-suite bathroom is a true highlight, featuring a freestanding bath, separate double shower, W.C., and wash basin — all finished to the highest standard.

Set against the stunning backdrop of the Cleveland Hills, the grounds of I Handley Cross have been beautifully landscaped.

The property is accessed via a spacious gravel driveway, providing ample parking for multiple vehicles and leading to a detached double garage, ideal for both storage and practicality.

To the front, a beautifully maintained lawn offers the perfect setting to unwind and enjoy long summer evenings, framed by the serenity of the surrounding countryside. To the rear, the garden and courtyard area are bursting with features that effortlessly blend charm and functionality. Accessed from the house via the courtyard, two versatile outbuildings offer flexible additional utility space; one is fitted out as the house laundry room, the other provides generous additional storage. Both have plumbing for washing machines and a loft ladder for further storage. The oil-fired boiler and hot water storage tank are located here to avoid taking up space in the house.



The delightful courtyard, accessed directly from the main hallway, is tailor-made for alfresco dining and outdoor entertaining.

A raised stone pond nestled beneath a timber pergola adds a peaceful focal point to the garden. An impressive timber summerhouse, lovingly designed by the current owners during lockdown, provides a perfect escape year-round, thanks to a multifuel stove.

The rear garden also features a lawned area, flower beds, raised vegetable beds, an array of fruit trees, a greenhouse, and a tool/potting shed. The oil tank is tucked away out of sight.

The property I Handley Cross presents a fantastic opportunity to purchase an immaculate family home and therefore viewing is strongly advised.

### GENERAL REMARKS & STIPULATIONS

#### VIEWING

By Appointment with Robin Jessop Ltd – 01677 425950.

#### SERVICES

Mains Water. Mains Electricity. Mains Drainage. Oil Fired Central heating.

#### TENURE

Freehold with Vacant Possession.

#### COUNCIL TAX

Band F.

#### FIXTURES & FITTINGS

Only those fixtures described within the brochure are included in the sale. To be further discussed with the vendor.

#### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID.

#### METHOD OF SALE

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion.

#### WHAT3WORDS

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#### USEFUL ADDRESSES

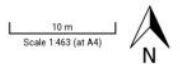
Planning Authority  
North Yorkshire Council, Civic Centre, Stonecross, Northallerton,  
North Yorkshire DL6 2UU – 01609 779977.

#### VENDORS SOLICITOR

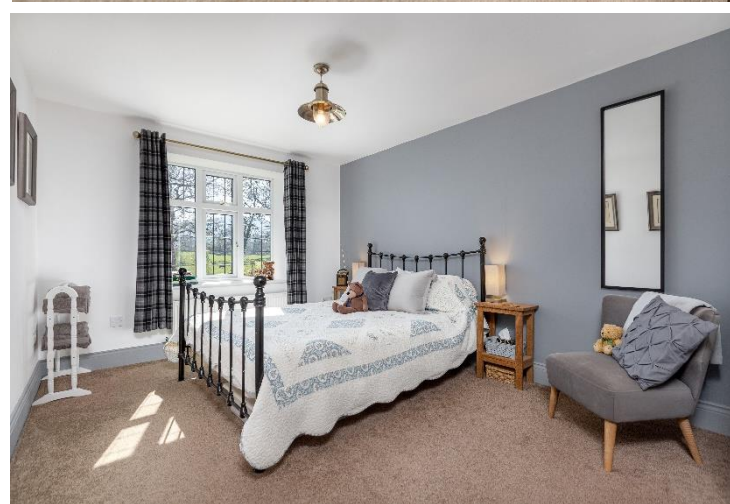
Vaux Fletcher Solicitors, 14 – 16 Baker Street, Middlesbrough, TS1 2LH.  
Acting Solicitor – Richard Vaux  
Tel: 01642 222834



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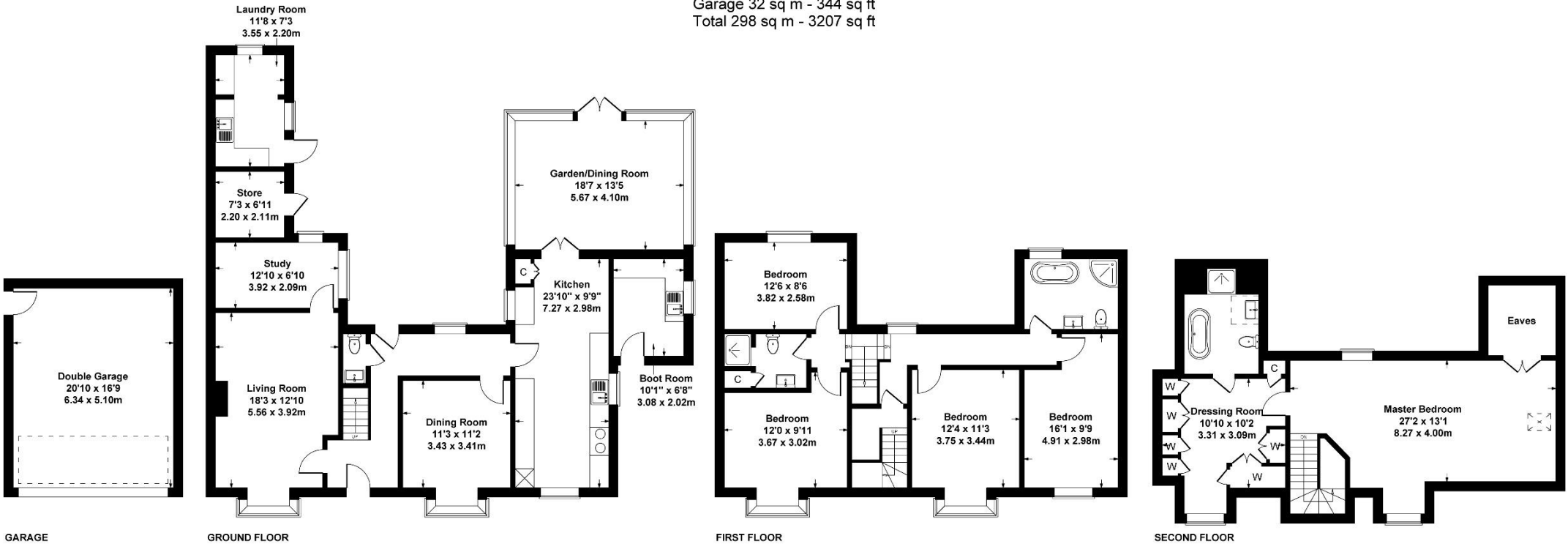






# 1 Handley Cross, Carlton in Cleveland

Approximate gross internal area  
House 266 sq m - 2863 sq ft  
Garage 32 sq m - 344 sq ft  
Total 298 sq m - 3207 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.

Produced by Potterplans Ltd. 2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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