

HIGH STREET, BROTTON, TS12 2PG

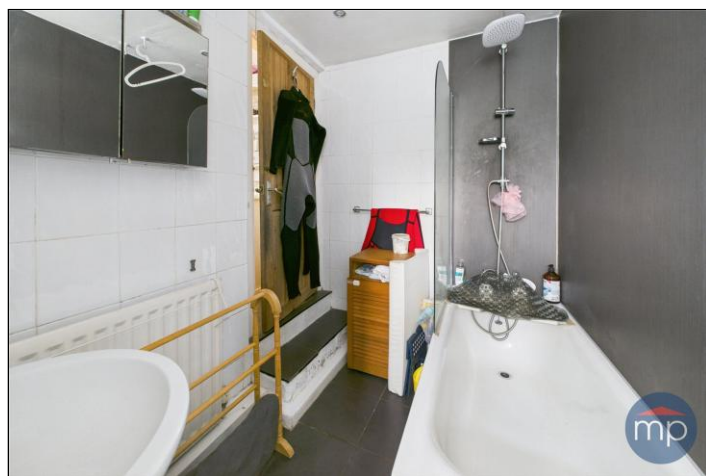


- ▲ Charming 2-bedroom terraced cottage on Brotton High Street
- ▲ Beautifully renovated over the years
- ▲ Retains original character features including exposed sandstone and a wood-burning stove
- ▲ Warm and welcoming living space full of personality
- ▲ Well-presented kitchen and interiors throughout
- ▲ Generous rear land/plot offering superb potential
- ▲ Ideal for first-time buyers or downsizers
- ▲ Convenient High Street location close to shops, amenities and transport links

£95,000

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A charming and beautifully renovated 2-bedroom terraced cottage on Brotton High Street, offering a wonderful blend of character features and modern comfort. Lovingly updated over the years, this delightful home is warm, welcoming, and full of personality — perfect for first-time buyers, downsizers, or anyone looking for a unique property in a convenient village location.

The cottage retains an array of original features, including exposed sandstone walls and a cosy wood-burning stove that forms the heart of the living space. Thoughtful improvements throughout ensure the property is both stylish and practical, while still celebrating its traditional character.

To the rear, the property boasts a generous amount of land — a rare find for a High Street cottage — providing superb potential for gardening, outdoor seating areas, storage, or future development (subject to appropriate permissions).

A fantastic opportunity to own a truly charming home with bags of character and impressive outdoor space. Early viewing is highly recommended.

GROUND FLOOR

HALLWAY - 0.86m x 1.04m (2'10" x 3'5")

LIVING ROOM - 4.45m x 3.8m (14'7" x 12'6")

KITCHEN - 3.33m x 2.4m (10'11" x 7'10")

BATHROOM - 3.48m x 0.69m (11'5" x 2'3")

FIRST FLOOR

LANDING - 1m x 0.81m (3'3" x 2'8")

BEDROOM ONE - 4.42m x 3.73m (14'6" x 12'3")

BEDROOM TWO - 3.38m x 2.46m (11'1" x 8'1")

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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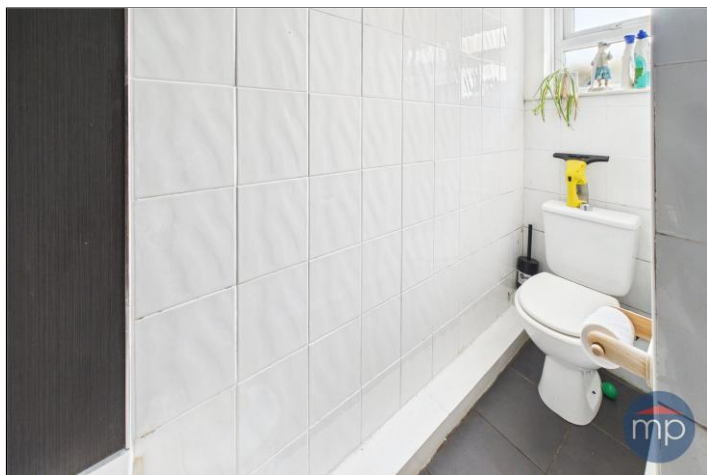
Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - JS/LS/RED250292/19112025

Council Tax Band: A **Tenure:** Freehold

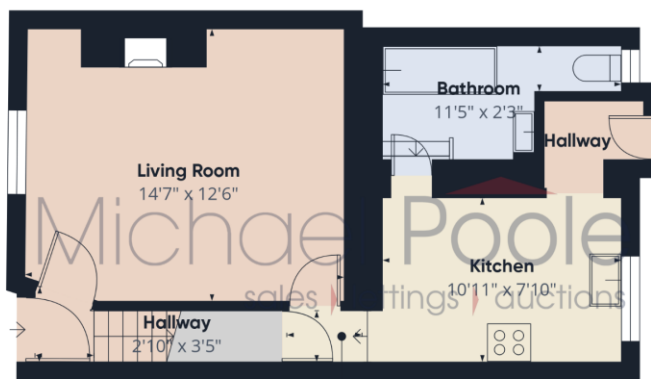
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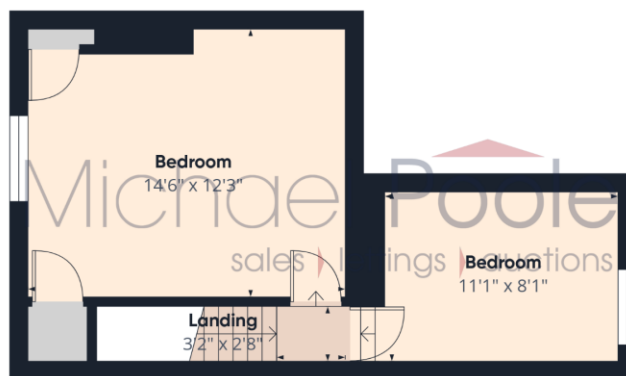
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Kitchen
3'7" x 2'7"

Floor 0



Floor 1

Approximate total area⁽¹⁾
656 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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