

## HIGH STREET, BISHOPTON, STOCKTON-ON-TEES, TS21 1HA



- ▲ Steeped in history, Ox Cottage was once a bustling village pub dating back to the 16th century
- ▲ Features charming, exposed beams and vaulted ceilings
- ▲ Unique property with two entrance doors, reminiscent of its past where coaches would pass through
- ▲ Modern conveniences include Air-sourced heat pump system, Private solar panels for comfort and sustainability

- ▲ Beautiful garden with panoramic countryside views, providing a tranquil escape
- ▲ Additional features include A summer house, A storage barn, offering versatility and extra storage space
- ▲ Opportunity to own a piece of history with modern comforts
- ▲ Contact us today to arrange a viewing and experience the character and beauty of Ox Cottage

**£400,000**

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Steeped in history, Ox Cottage was once a bustling village pub dating back to the 16th century, evident in its charming, exposed beams and vaulted ceilings. This unique property boasts two entrance doors, a nod to its past where coaches would pass through. Modern conveniences include an air-sourced heat pump system and private solar panels, ensuring both comfort and sustainability. The beautiful garden offers panoramic countryside views, providing a tranquil escape. Additionally, a summer house and storage barn add to the property's allure, offering versatility and additional storage space. Don't miss the chance to own a piece of history with modern comforts. Contact us today to arrange a viewing and immerse yourself in the character and beauty of Ox Cottage.

## **GROUND FLOOR**

### **STORM PORCH**

Timber storm porch with entrance door to entrance lobby.

### **ENTRANCE LOBBY**

With under stairs cupboard and access to the living room.

### **LIVING ROOM - 6.4m x 4.7m (max) (21' x 15'5" (max))**

With double glazed window to the front aspect, two radiators, brick chimney breast with inglenook style fire, solid fuel stove and tiled hearth, French doors with side lights open to the rear garden, beamed ceiling, staircase to the first floor and access through to hallway.

### **KITCHEN BREAKFAST ROOM - 4.85m x 3.1m (15'11" x 10'2")**

Half vaulted ceiling with feature beam, double glazed windows to both side aspects and rear aspect, and tiled floor. Oak shaker style fitted kitchen with space for range cooker and overhead hood, tiled splashbacks, space for under counter fridge and freezer, plumbing for washing machine and sink and drainer unit with mixer tap.

### **LIVING ROOM/SNUG - 3.58m x 2.5m (11'9" x 8'2")**

With double glazed window to the front aspect, radiator and feature beams.

### **OFFICE - 2.44m x 1.73m (8' x 5'8")**

With double glazed window to the front aspect and radiator.

**TO VIEW: Tel: 01642 355000**

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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## HIGH STREET, TS21 1HA

### GROUND FLOOR CLOAKROOM/WC

With radiator and window to the rear aspect.

### LARGE WALK-IN CUPBOARD

Accessed via the inner hall.

### INNER HALL

Providing access via double glazed doors to both front and rear gardens.

### SHOWER ROOM

Accessed via the inner hall.

### FIRST FLOOR

#### LANDING

With feature beams, double glazed window to the front aspect and radiator.

#### BEDROOM ONE - 4.6m x 3.63m (15'1" x 11'11")

With double glazed window to the front and rear aspects, two radiators, vaulted ceiling with exposed beams, cupboard to eaves and storage above in eaves.

#### BEDROOM TWO - 3.76m x 2.84m (12'4" x 9'4")

With double glazed window to the rear aspect, radiator and vaulted ceiling with exposed beams.

#### BEDROOM THREE - 3.33m x 2.34m (10'11" x 7'8")

With double glazed window to the rear aspect, single radiator and vaulted ceiling and exposed beams.

### BATHROOM - 2.6m x 1.9m (8'6" x 6'3")

With double glazed window to the front and side aspects, linen cupboard, pedestal wash hand basin, side panelled bath, low level WC, vaulted ceiling and exposed beams.

### EXTERNALLY

#### BARN - 5.5m x 4.5m (18'1" x 14'9")

With mezzanine floor, power supply, and roof-mounted solar panels.

**AGENTS REF:** - LJ/LS/STO250597/29092025

**Council Tax Band:** E      **Tenure:** Freehold

**TO VIEW:** Contact our Stockton office on

Tel: **01642 355000**



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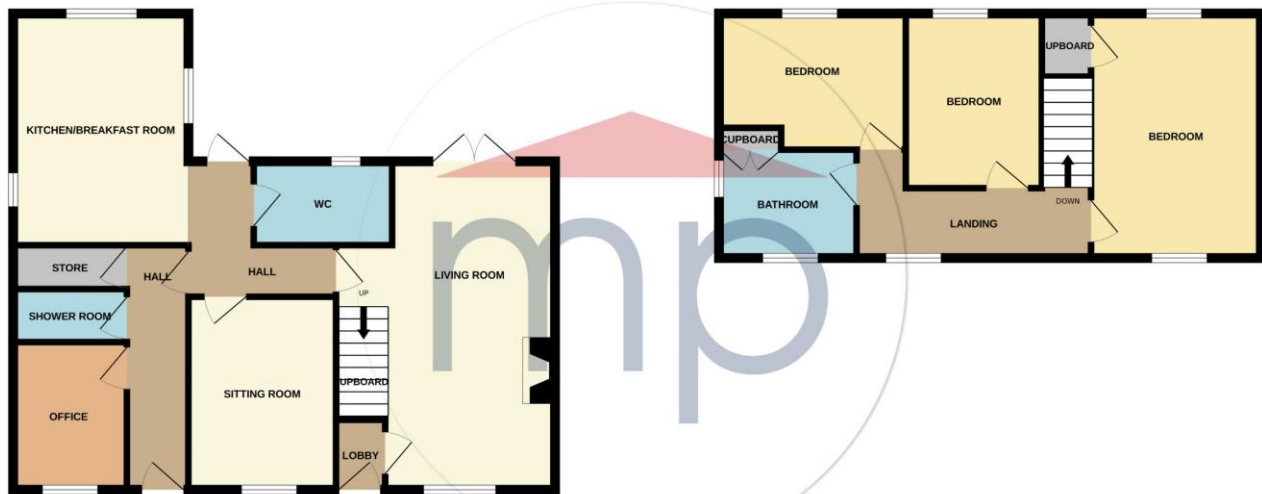


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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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