



The Green, Egglescliffe, TS16 9DB

Nestled in the idyllic setting of Egglescliffe village, this two bedroom period cottage presents an excellent opportunity for buyers seeking a character home they can update to suit their own style. Believed to date back to the 18th century, this charming period cottage retains character, positioned just on the village green, it enjoys a peaceful outlook and a wonderfully convenient location. A ten minute stroll leads to Yarm's historic cobbled High Street, with its boutique shops, restaurants, and welcoming bars. Highly regarded primary and secondary schools are close by, and Eaglescliffe train station is only a five minute drive, offering strong transport links.

Inside, the cottage offers a versatile layout. A porch and hallway lead into a cosy lounge with a gas fire set within a brick surround. The kitchen/diner leads to a good sized pantry and separate utility room add practical storage with access to the garden, while the ground floor bathroom is well sized, featuring both a bath and separate shower. A study provides a useful additional room for home working or hobbies, with stairs up to the first floor.

Upstairs, two double bedrooms offer comfortable proportions with stunning shutters and period features. The home benefits from timber double glazing, gas central heating and a recently renewed roof (as informed by the vendor).

Externally, the property truly stands out. The garden is unusually large for the area - a rare find in Egglescliffe - offering exceptional potential for landscaping, outdoor living, or simply enjoying the privacy and space. Brick built stores with power and light provide excellent additional storage.

Offered with NO ONWARD CHAIN, this is a well located cottage with period charm and an outstanding garden in one of the area's most desirable village settings.

£390,000



The Green, Egglescliffe, TS16 9DB

PORCH

HALLWAY

LOUNGE

KITCHEN/DINING ROOM
15'7" x 10'5" (4.75m x 3.18m)

PANTRY
5'9" x 6'1" (1.75m x 1.85m)

UTILITY ROOM
7'8" x 5'2" (2.34m x 1.57m)

STUDY
13'7" x 7'5" (4.14m x 2.26m)

BATHROOM
9'7" x 7'7" (2.92m x 2.31m)

LANDING

BEDROOM ONE
14'7" x 12'11" (4.45m x 3.94m)

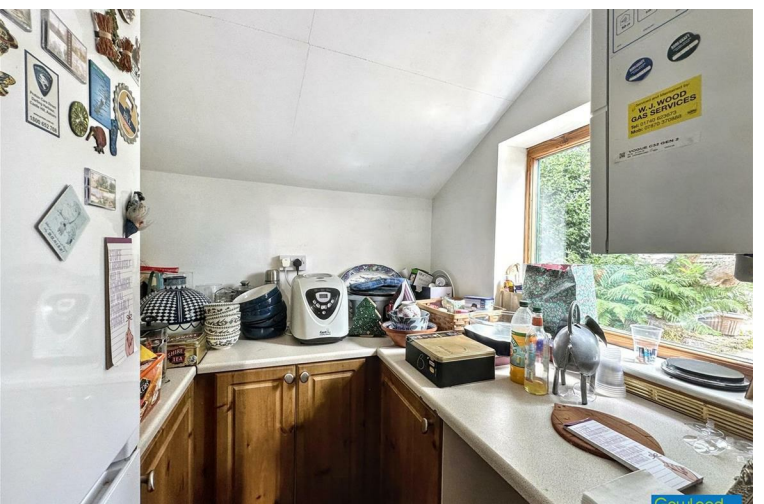
BEDROOM TWO
14'7" x 10'9" (4.45m x 3.28m)

AML PROCEDURE

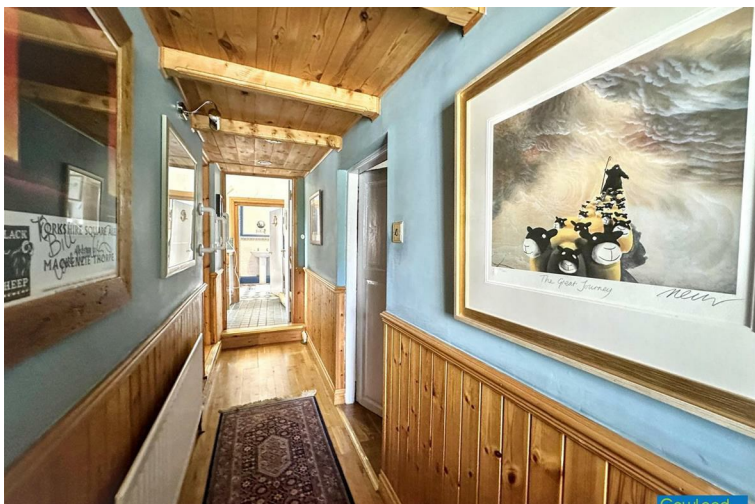
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



The Green, Egglescliffe, TS16 9DB



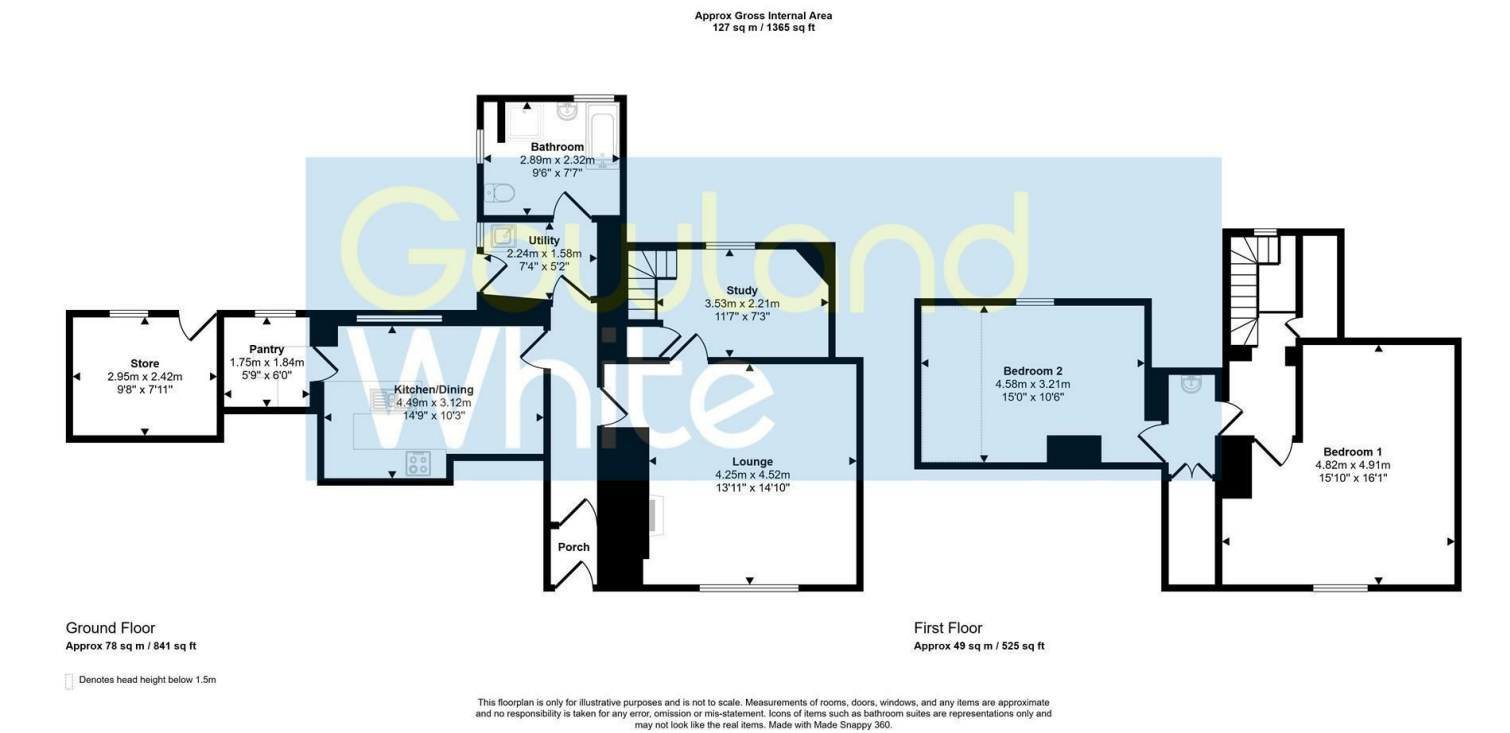
The Green, Egglescliffe, TS16 9DB



Tel: 01642 248248



The Green, Egglescliffe, TS16 9DB



VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	