

EAST END COTTAGE, HIGH STREET, BROTON, TS12 2QD



- ▲ Unique three-bedroom detached home
- ▲ Situated on a generous plot
- ▲ Stunning views of the Cleveland coast
- ▲ Spacious and versatile accommodation
- ▲ Ideal family home with scope to personalise
- ▲ Generous outdoor space, perfect for entertaining or family use
- ▲ Convenient location close to local amenities, schools, and transport links

£325,000

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Set on a generous plot in a desirable location, this distinctive three-bedroom detached property offers charm, space, and a truly unique opportunity.

The home enjoys stunning views across the Cleveland coast, providing a beautiful backdrop for everyday living. Inside, the property is well suited to family life, offering versatile accommodation and the potential to personalise to your own taste.

Externally, the generous plot provides ample outdoor space, ideal for children, entertaining, or simply taking in the views. With both privacy and scope, this garden setting enhances the appeal of this one-of-a-kind home.

Perfectly placed in Brotton, the property combines coastal scenery with convenient access to local amenities, schools, and transport links — making it an ideal family home.

GROUND FLOOR

HALLWAY - 3.18m × 2.95m (10'5" × 9'8")

WC - 1.57m × 1.47m (5'2" × 4'10")

LIVING ROOM - 4.67m × 3.56m (15'4" × 11'8")

KITCHEN - 4.75m × 2.92m (15'7" × 9'7")

DINING ROOM - 3.12m × 2.97m (10'3" × 9'9")

PANTRY - 1.57m × 1.1m (5'2" × 3'7")

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

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FIRST FLOOR

LANDING - 0.84m × 3.33m (2'9" × 10'11")

BEDROOM ONE - 3.78m × 3.7m (12'5" × 12'2")

BEDROOM TWO - 3.78m × 3.12m (12'5" × 10'3")

BEDROOM THREE - 2.8m × 3.15m (9'2" × 10'4")

BATHROOM - 1.78m × 3.02m (5'10" × 9'11")

OFFICE/HALLWAY - 1.75m × 1.73m (5'9" × 5'8")

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/RED250649/23092025

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
Tel: **01287 552280**



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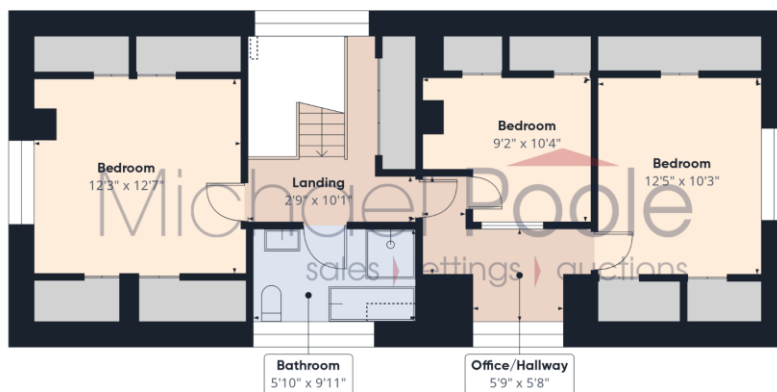
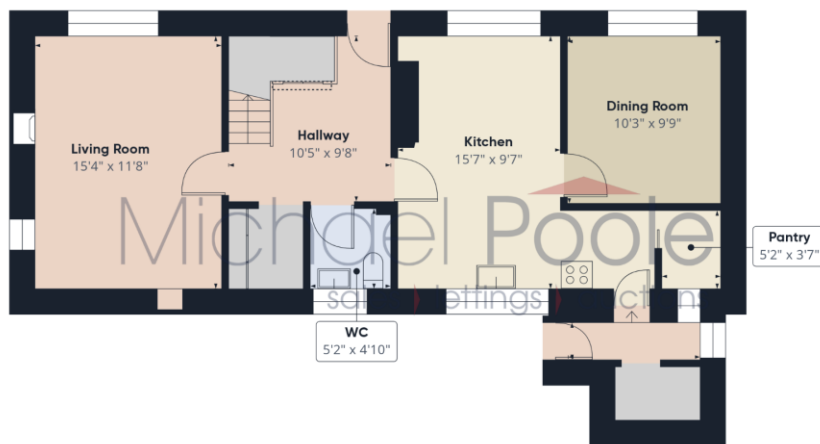


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current market



Approximate total area[®]
1355 ft²
Reduced headroom
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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