

## ROSE COTTAGES, CARLTON, STOCKTON-ON-TEES, TS21 1DY



- ▲ Characterful inglenook fireplace with solid fuel stove
- ▲ Enclosed courtyard and cottage garden
- ▲ Off-road parking

- ▲ No Onward Chain
- ▲ Versatile garden room
- ▲ Beautiful, vaulted ceilings
- ▲ Star-gazing roof lights from bed
- ▲ Sought-after village setting

**£200,000**

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Tucked away within the charm and tranquillity of Carlton village, this beautifully presented cottage offers far more than a home — it offers a lifestyle.

Step inside and you're instantly welcomed by the heart of the home: a stunning inglenook fireplace with solid fuel stove, creating the perfect setting for cosy evenings, winter warmth, and that unmistakable cottage atmosphere.

Outside, life slows down. A delightful courtyard and traditional cottage garden provide a private haven to enjoy morning coffee, summer evenings, or simply the peace of village living. With off-road parking, practicality meets charm.

To the rear, a versatile garden room offers endless possibilities — a peaceful workspace, hobby room.

Upstairs, the magic continues. Vaulted bedroom ceilings create a wonderful sense of space and character, while one bedroom features roof lights perfectly positioned above the bed — offering something truly special... on clear nights, you can lie back and watch the stars from the comfort of your own bed.

## **GROUND FLOOR**

**ENTRANCE LOBBY** - With double glazed entrance door to entrance lobby with access to the living room.

### **LIVING ROOM - 4.37m x 3.7m (14'4" x 12'2")**

With double glazed window to the front aspect, radiator, dado rail, inglenook fireplace with brick back and oak mantel and housing a solid fuel stove.

### **KITCHEN - 2.97m x 2.82m (9'9" x 9'3")**

With shaker style kitchen units, range cooker, plumbing for dishwasher, ceramic sink and drainer unit, fridge freezer, store cupboard under stairs and open to garden room.

### **GARDEN ROOM - 3.53m x 2.2m (11'7" x 7'3")**

With double glazed windows and French doors to the rear courtyard style garden, vaulted window light to ceiling, twin radiator and continuation of shaker style kitchen units housing utilities.

**BATHROOM** - With double glazed window to the rear aspect, side panelled bath, pedestal wash hand basin, low level WC, twin radiator and tiled splashbacks.

**TO VIEW:** Tel: 01642 355000

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

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## FIRST FLOOR

**LANDING** - With window light to bedroom two.

### **BEDROOM ONE - 4.37m x 3.8m (14'4" x 12'6")**

Vaulted ceiling with beams, double glazed window to the front aspect, twin radiator and built-in cupboard.

### **BEDROOM TWO - 3.56m x 2.92m (11'8" x 9'7")**

Vaulted ceiling, two Velux window lights, feature double glazed window to the rear aspect and radiator.

## EXTERNALLY

To the rear there is an enclosed courtyard style garden with greenhouse, shed and patio. To the front there is a traditional cottage garden with flower borders, shaped lawn, fuel bunkers, greenhouse and a double parking bay to the front.

**AGENTS REF:** - LJ/LS/STO260185/21042026

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

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

Tel: 01642 355000





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Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 90 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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