



1 MANOR COTTAGE
Carlton-in-Cleveland



GSC GRAYS

PROPERTY • ESTATES • LAND

1 MANOR COTTAGE

Carlton-in-Cleveland, North Yorkshire, TS9 7DJ

One of the finest cottages located in the premium and highly sought-after village of Carlton-in-Cleveland. Full of character and presented to an exceptional standard, this Grade II listed property offers three impressive double bedrooms and a sumptuous en suite to the master bedroom.

The large living room and dining space are linked by the double-sided central wood-burning stove, creating a modern and homely environment. The high specification kitchen and family area is the perfect place to entertain and enjoy coffee with friends.

Outside, the elevated position with private parking enjoys views of the fields and hills, whilst the landscaped gardens at the rear provide a perfect space in which to relax.



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Situation and Amenities

Carlton is a pretty and picturesque village within the North York Moors National Park, offering a primary school, church and the Blackwell Ox public house. It is a popular base for accessing the National Parks, either on foot, by car or by bike, and retains a large number of sandstone properties.

Carlton-in-Cleveland lies off the A172 Thirsk Road within easy travelling distance of Stokesley, the A19 and Teesside. The North Yorkshire Moors National Park lies to the south, offering a wonderful backdrop of the Hambleton Hills.





Accommodation

The main entrance door leads into the dining room, which has tile flooring, stairs to the first floor and a window to the front providing views of the garden, fields and hills beyond. There is also a large, central, open wood-burning stove with a brick surround and wooden mantel over, emitting heat from two sides into the dining room and living room. The living room features original ceiling timbers and a further window to the front.

Positioned to the rear of the property, the kitchen has been fitted with a range of hand-built units with granite work surfaces, a large breakfast bar, Belfast-style sink, large five-ring gas Range with double oven and extractor fan over, built-in fridge and freezer, fitted dishwasher and microwave, washing machine, wine cooler and double glazed sash windows to the rear. This opens up to the dining/family area, which has further storage, a stylish vertical radiator and double patio doors leading out to the rear garden and terrace.



The dog-leg staircase leads up to the first floor landing, where there is a sky light and doors to three bedrooms and the shower room.

The master bedroom features exposed beams and timbers and has a radiator with cover and a window to the front enjoying views over fields towards the Cleveland Hills. A door leads through to the en suite, which has a tiled floor, exposed timbers, Jacuzzi bath, wall-mounted hand wash basin, step-in shower cubicle, lighted mirror, shelving, low-level w.c and heated towel rail. There are two further bedrooms, one to the front and one overlooking the rear garden.

The shower room has a tiled floor, step-in shower cubicle, wall-mounted hand wash basin, low-level w.c, heated towel rail and Velux-style window.

Externally

To the front of the property, there is an area of lawn and side access to the rear garden. There is a shared gravelled driveway, providing parking for two vehicles for the cottage.

The rear garden is part walled and part fenced with a south-westerly aspect and has been landscaped to provide a patio area and separate seating terrace, raised beds, mature planting and timber shed.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

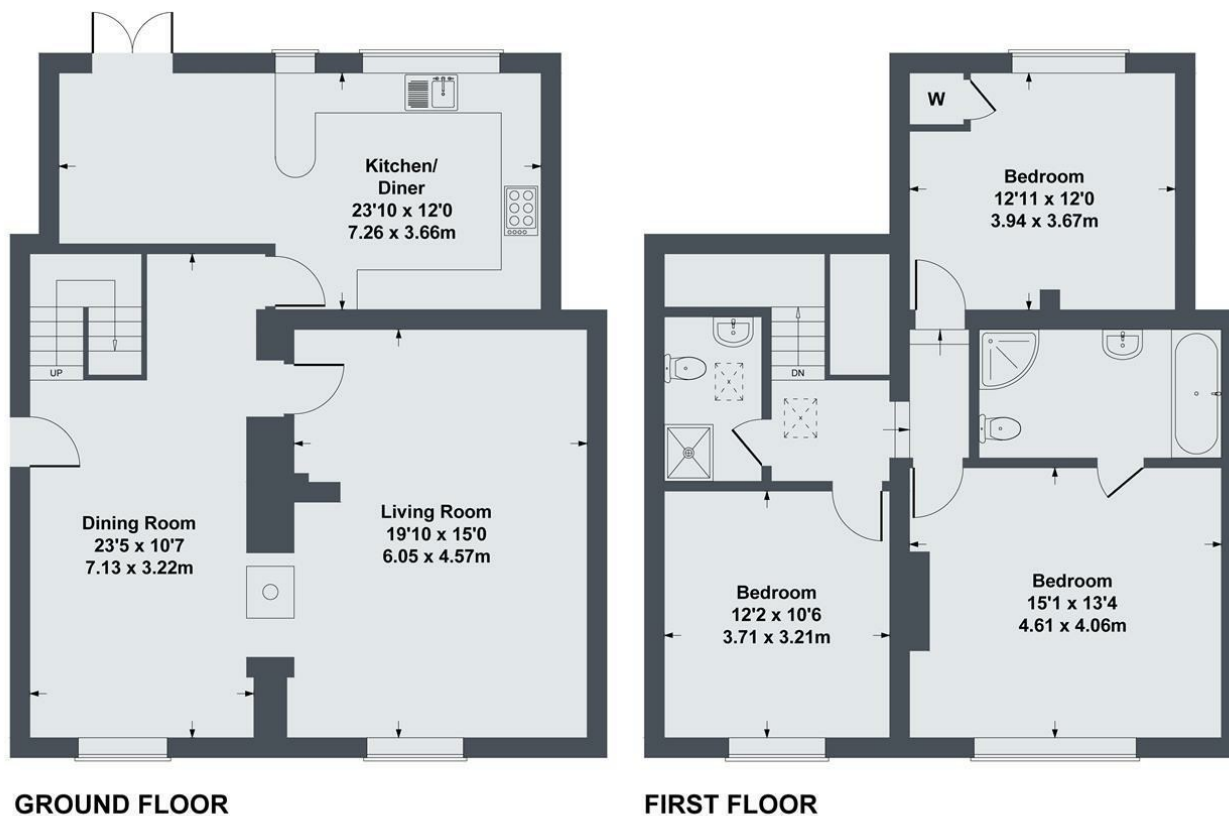
North Yorkshire Council. Council tax band D.

Particulars and Photographs

Particulars updated January 2025.

Photographs taken March 2021, whilst the property was furnished.

1 Manor Cottage, Carlton In Cleveland

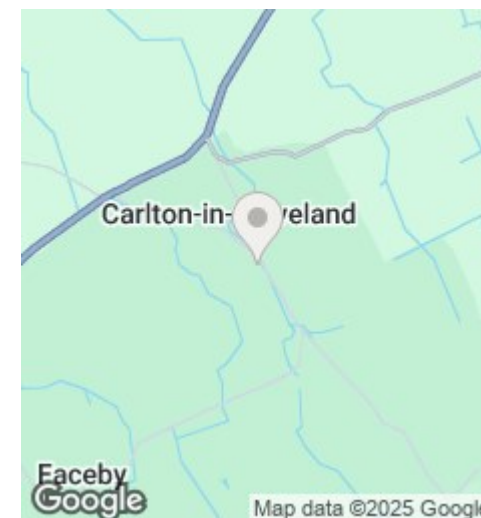


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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