



102 HIGH STREET  
Great Broughton





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# 102 HIGH STREET

Great Broughton, North Yorkshire, TS9 7HA

Set in 0.55 acres, this impressive family home offers huge potential and is set in a wonderful position with views towards the hills and lovely gardens backing onto Holme Beck.

The substantial accommodation would benefit from modernisation and provides an opportunity to reconfigure the basement floor, which currently offers a huge garage/workshop and storage space.

Currently laid out as four bedrooms with two bathrooms, the property is tucked away off the High Street with its own gated driveway and parking for multiple vehicles.

Externally, the grounds and a variety of outbuildings will keep gardeners happy.



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### Situation and Amenities

Great Broughton is a much sought-after North Yorkshire village, which lies at the foot of the Cleveland Hills and is particularly popular with walkers. The area enjoys many stunning views and benefits from a sports club, primary school, the Wainstones Hotel, the Bay Horse Pub and the Jet Miners Pub (all serving food).

Stokesley 2.5 miles, Northallerton 17 miles, Middlesbrough 11 miles, Darlington 25.5 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

### Accommodation Comprises:







### Ground Floor

The main entrance to the property is via a porch which leads through to the large reception hall, where there are stairs up to the first floor, stairs down to the lower ground floor and doors to the kitchen, storage room and the ground floor bedroom and bathroom.

The open-plan kitchen and dining room is a large, warm and welcoming social space with windows providing views over the front gardens and also of the Cleveland Hills to the side. A door leads from here to the utility room/side lobby.

The living room is a large, impressive space with a central fireplace and wonderful views of the hills, flooded with light coming through the conservatory. The conservatory overlooks the rear gardens and has doors out to a timber balcony, ideal for enjoying some al fresco time.

A large ground floor bedroom, formed from what was once two separate rooms, is an ideal master bedroom with two windows to the rear, built-in storage and access through to the ground floor bathroom.

### First Floor

To the first floor, there are three bedrooms, two of which have built-in wardrobes, along with a store room and a further bathroom.





### Lower Ground Floor

The lower ground floor is a huge opportunity, ideal for someone who runs their business from home or needs to store working equipment whilst those wishing for further accommodation will look to the space with delight (subject to planning) as the ground floor is accessible from internal stairs as well as twin garage doors.

### Externally

Set in grounds of 0.55 acres, the property is approached via its own gated driveway opening up to beautifully-maintained front gardens and an area of hardstanding providing parking for multiple vehicles.

There are several outbuildings including a greenhouse which will keep those with green fingers happy. The driveway continues around the side and to the rear of the house, where there are further flexible parking options and twin garage doors opening to the lower ground floor/workshop/garage.

The rear gardens are laid mainly to lawn with some mature fruit trees, running down to the beck at the bottom of the garden.

### Viewings

Strictly by appointment with GSC Grays of Stokesley. Telephone: 01642 710742.

### Tenure

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

### Local Authority

Hambleton District Council. Telephone: 01609 779 977. Council tax band F.

### Particulars and Photographs

Particulars prepared April 2023.

Photographs taken April 2023.

### Staff Connection

The vendor of this property is related to a member of staff at GSC Grays.

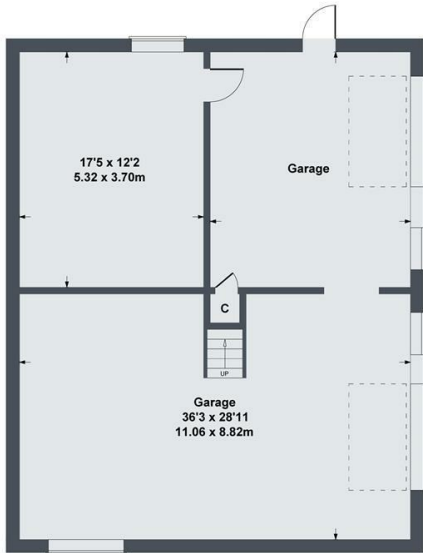
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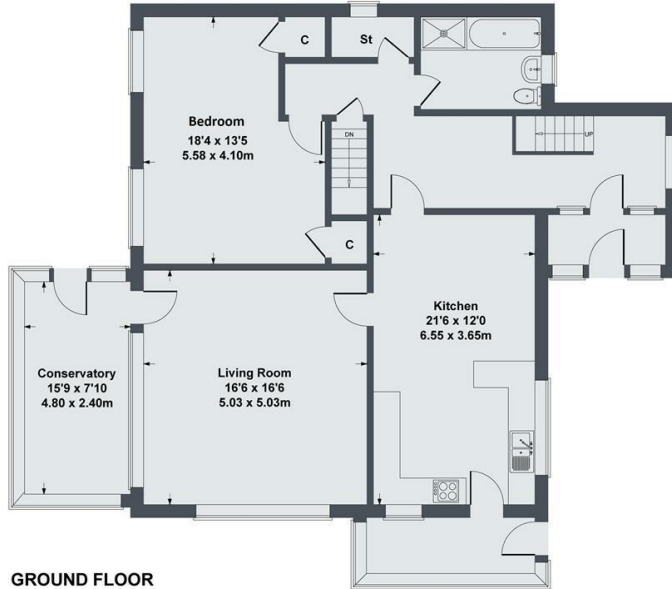
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## 102 High Street, Great Broughton

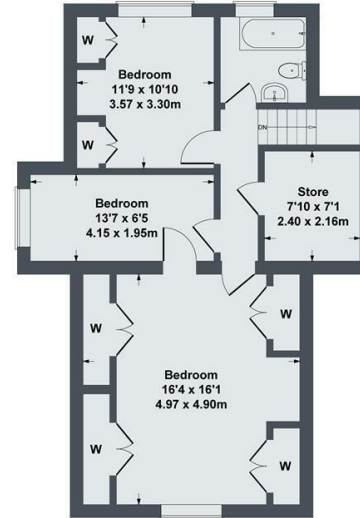
Approximate Gross Internal Area  
 House = 2034 sq ft - 189 sq m  
 Garage = 1055 sq ft - 98 sq m  
 Total = 3089 sq ft - 287 sq m



LOWER GROUND FLOOR



GROUND FLOOR

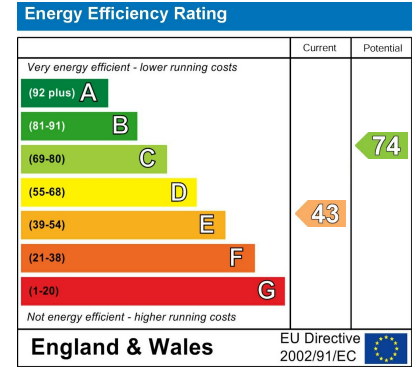


FIRST FLOOR

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. 2023



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