



2 HANDLEY CROSS
Carlton-in-Cleveland



GSC GRAYS

PROPERTY • ESTATES • LAND

2 HANDLEY CROSS

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

A substantial and exceptional, three storey character home, finished to the highest standard and located on the edge of the highly sought-after village of Carlton in Cleveland. This extended home includes a wonderful large family kitchen with central island and seating area, a large welcoming living room and separate dining and utility rooms. There are four bedrooms, including a master suite with dressing room and a luxury bathroom. Stunning views of the Cleveland Hills to the front are complemented by the far-reaching views to the rear. Attention to quality includes full under-floor heating, controllable in each room, with solar panels and biomass boiler for efficient energy usage. There are gardens to the front and rear, with ample gravelled parking to the front.



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Location

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.

Amenities

Carlton is a pretty and picturesque village nestling on the edge of 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.





Accommodation

The entrance vestibule, with its exposed sandstone walls, gives an immediate impression of the characterful nature of the property. The timber flooring here continues through to the comfortable living room, which has a feature fireplace with stone surround and wood burning stove: an attractive focal point, making this a lovely space for family time or entertaining guests.

From the inner hall, there is access to the family kitchen and breakfast area with its beautiful, hand-built cabinets and stone flagged floor. The central island unit with breakfast bar is ideal for enjoying a morning coffee in front of the electric Aga, which is set into an impressive stone surround. The utility room is similarly well-appointed and has plenty of space for further storage and keeping all of the essentials tidily out of the way. For more formal meals and occasions, the separate dining room overlooking the front garden enjoys a feature fireplace with inset lighting.

To the first floor, the master bedroom suite includes a large dressing room, along with a luxurious en suite bathroom with his and hers hand wash basins and free-standing bath. There is a further double bedroom to the rear, serviced by the family bathroom which has a vaulted ceiling and exposed beams. The two bedrooms on the second floor both provide superb views over the surrounding countryside.



Externally

The rear garden is laid to lawn with flower beds and a covered seating area for outdoor entertaining, continuing down to a further patio area, both enjoying views over the fields and paddock directly behind the property. The front garden is laid to lawn with walled boundaries, gate and path leading to the front door. There is parking for several vehicles and a bin storage area.

Tenure

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

Local Authority

Hambleton District Council. Telephone: 01609 779 977.

Particulars and Photographs

Particulars prepared June 2022.

Photographs taken June 2022.

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

2 Handley Cross, Carlton in Cleveland

Approximate Gross Internal Area
2691 sq ft - 250 sq m



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. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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