



## Wells Cottages, Egglecliffe, Stockton-On-Tees, TS16 9DA

A wonderful double fronted Grade II listed period cottage offering all the charm and character you could ever dream of, featuring beamed ceilings to most rooms, but with modern standards blended in.

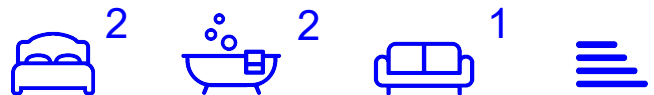
Wells Cottages are tucked away towards the outskirts of Egglecliffe Village, reached after passing the pretty village green. This particular cottage is believed to have been originally built in the late 1600s as two separate cottages but later converted into one. It sits on what is surely the pick of the plots, with easy parking for up to three cars, at a point where the approach road is at its deepest, and with a fantastic garden to be found at the rear/side.

At ground level there is a large kitchen, with 6 burner range cooker and Belfast sink, leading through to the dining room extension overlooking the rear garden, a shower room/WC and the impressive lounge with brick fireplace/log burner as the focal point. A store/utility completes the lower level. Upstairs there are 2 double bedrooms and a bathroom.

The side/rear garden is perfect for those warmer days - landscaped by Wilkinsons and offering excellent privacy.

Egglecliffe is a highly sought after location located just 10 minutes walk from Yarm's cobbled High Street, with its range of boutique shops, restaurants and bars to enjoy. Highly regarded primary and secondary schools are within easy reach and Egglecliffe train station is just a 5 minute drive away. A variety of walks are available close by across nearby countryside and along the edge of the river.

Offers In The Region Of £340,000





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HALL

KITCHEN/DINING ROOM  
12" x 21'6" (3.66m x 6.55m)

LIVING ROOM  
14'11" x 15'9" (4.55m x 4.80m)

SHOWER ROOM/WC  
6'11" x 5'11" (2.11m x 1.80m)

UTILITY ROOM  
3'2" x 16'6" (0.97m x 5.03m)

LANDING

BEDROOM ONE  
15'6" x 15'6" (4.72m x 4.72m)

ENSUITE BATHROOM/WC  
14'9" x 3'1" (4.50m x 0.94m)

BEDROOM TWO  
11'11" x 14'8" (3.63m x 4.47m)



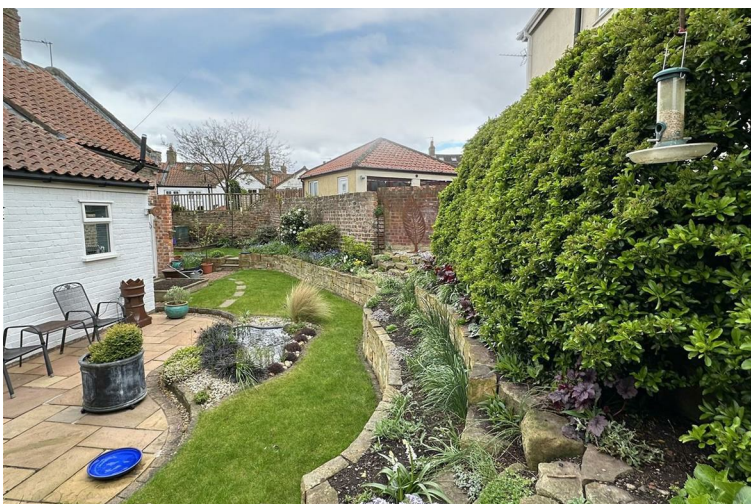


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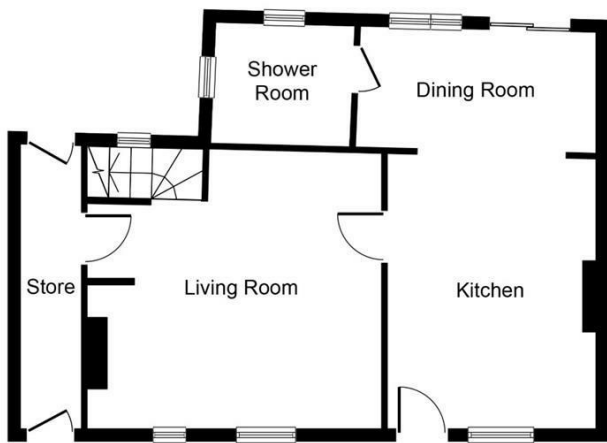
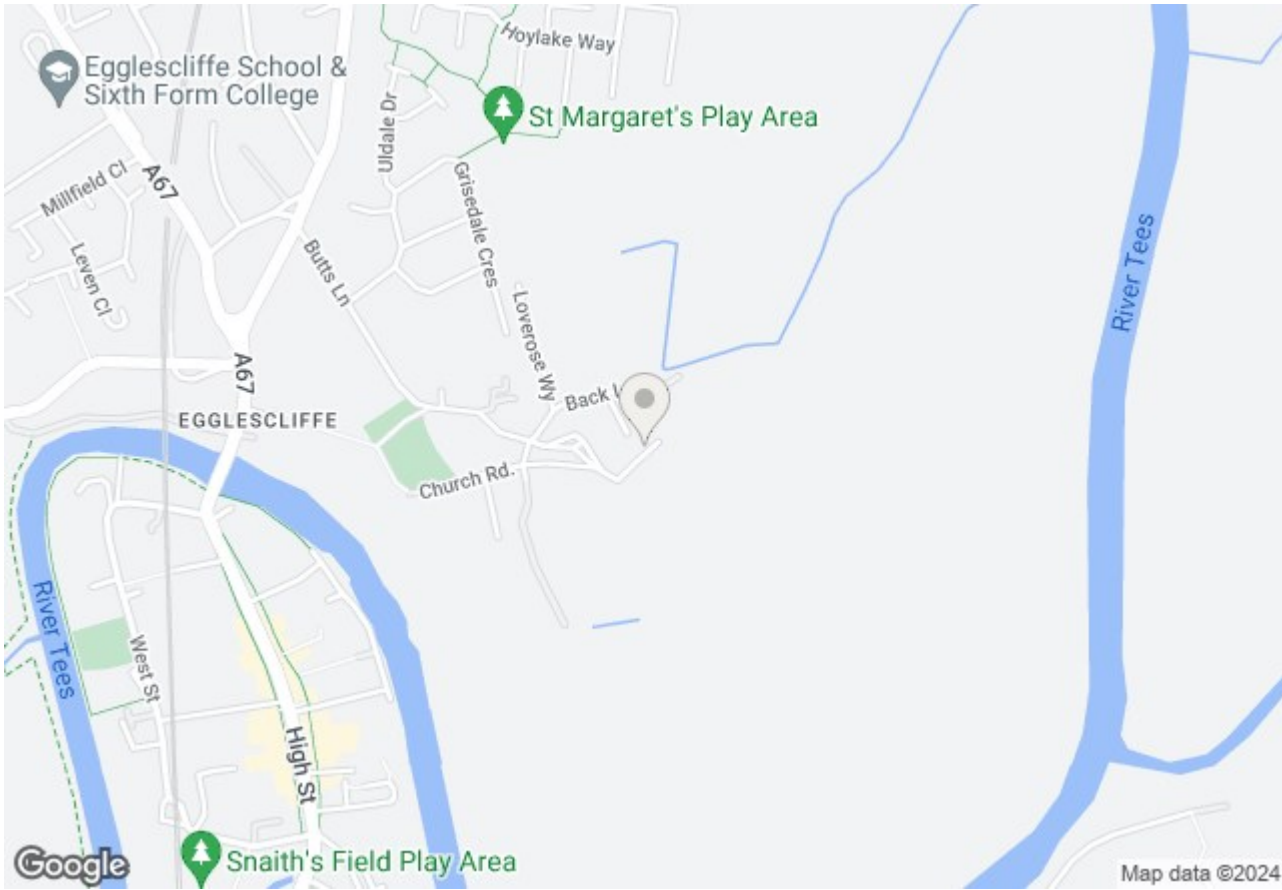


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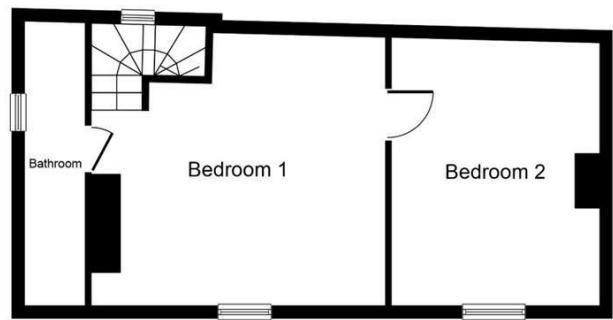




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Ground Floor





First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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# Wells Cottages, Eggescliffe, Stockton-On-Tees, TS16

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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