



44 High Street

Wolviston Village, Billingham, TS22 5JX

Offers in the region of £475,000



WATCH THE VIDEO! Positioned In The Charming High Street Of Wolviston Village. This Charming Cottage Presents A Unique Opportunity For Those Seeking A Spacious And Versatile Living Space. With 2/3 Reception Rooms, 5 Bedrooms, And 3 Bathrooms Spread Over Three Floors, This Property Offers A Generous 2,174 Sq Ft (202 m2) Of Living Area.

This Original Cottage Which Would Have Dated Back To The 1800's Was Linked To The Old Village School, Adding Character And A Sense Of Heritage To The Plot. The Ground Floor Boasts A Good-Size Dining Room That Could Easily Be Transformed Into A Sixth Bedroom, Perfect For Accommodating A Live-In Parent Or Resident With Mobility Restrictions. Additionally, The Presence Of An Essential Ground Floor W.C And Utility Room Provides The Potential For Creating A Convenient Ground Floor Wet Room.

Upstairs, The Large En-Suite Rear Master Bedroom Is A True Highlight, Featuring Exposed Timber Beams, A Juliet Balcony Overlooking The Garden, And Fitted Wardrobes. This Space Offers A Tranquil Retreat



Location

Attractively Positioned Within A Mature And Sought-After Wolviston District. With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of The Village Pub & Restaurant, High Street & Amenities.

- Wolviston Post Office - 1 Minute Walk
- Wolviston Primary School - 3 Minute Walk
- Wellington Inn - Across The Road
- Village Community Centre & St Peters Church - 2 Minute Walk
- Services, A19 & A689, Toby Carvery, Costa Coffee - 2 Minute Drive

Distance Times As Estimated By Google Maps.

Entrance Vestibule

Composite Entrance Door, Leads To The Hallway.

Entrance Hallway

Access To Kitchen, Dining Room, Living Room, Utility Room, Ground Floor W/C & Staircase To First Floor.

Living Room

Feature Fireplace, Spotlights, Opening To The Sunroom.

Sunroom

Radiator, uPVC Double Glazed Windows, French Doors To The Rear.

Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Granite Work Surfaces Incorporating A Belfast Sink Unit & Mixer Tap, Free Standing Stainless Steel Range Cooker With Hob & Overhead Extractor Fan, Integrated Appliances, Spotlights, Sash Windows To Front Aspect, uPVC Double Glazed French Doors To Rear.

Dining Room/Ground Floor Bedroom

Sash Windows To The Front Aspect, Spotlights, Space For Family Dining Table & Chairs.

Utility Room

Fitted With Base, Wall & Drawer Units, Work Surfaces, Space For Appliances

Ground Floor W/C

Fitted With A White Hand Wash Basin With Tiled Splashback, W/C, Extractor Fan, Underfloor Heating.

First Floor Landing

Open Spindle Balustrade, Feature Skylights, Access To Bedrooms, Bathroom & Staircase To Second Floor.

Master Bedroom

Fitted Wardrobes x2, Exposed Timber Beams, Spotlights, Velux Windows With Blackout Blinds x2, uPVC Double Glazed Windows & French Doors & Juliet Balcony To Rear.

En-Suite Shower Room

Fitted With A White Hand Wash Basin, Walk In Shower, W/C, uPVC Double Glazed Window, Underfloor Heating.

Bedroom Two

uPVC Double Glazed Window To The Rear Aspect.

Bedroom Three

Sash Window To The Front Aspect.

Bedroom Four

Storage Cupboards x2, Sash Window To The Front Aspect.

Family Bathroom

Fitted With A White Three Piece Suite Comprising; Panelled Bath With Overhead Shower, Hand Wash Basin, W/C, Spotlights, Feature Skylight, Underfloor Heating.

Second Floor Landing

Open Spindle Balustrade, Storage Cupboards, Feature Skylight, Access To Bedroom Five.

Bedroom Five

Velux Double Glazed Window.

Detached Outbuilding

uPVC Double Glazed Windows, French Doors & Roller Door, Apex Storage Space, Power Supply.

Energy Efficiency Rating - C

The Full Energy Certificate Is Available On Request.

Property Information

- Tenure: Freehold
- Local Authority: Stockton Council
- Listed Status: Not Listed
- Conservation Area: Yes
- Tree Preservation Orders: None
- Tax Band: D
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating - Mainly Underfloor Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Three Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

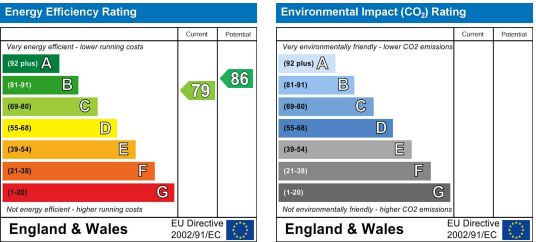
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.