

# OVERBECK COTTAGE, STOKESLEY ROAD, GUISBOROUGH, TS14 8DL



- ▲ Stunning Detached Residence in Private Grounds
- ▲ Spacious Living Accommodation
- ▲ Separate Stunning Newly Refurbished Annex

- ▲ Beautiful Landscaped Gardens
- ▲ Ample Off Road Parking & Larger Than Average Garage
- ▲ Full of Charm & Character

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## OVERBECK COTTAGE, TS14 8DL



Arguably one of the prettiest and admired properties in Guisborough, Overbeck Cottage was originally built in 1876 as the gardener's cottage of 'Overbeck', an important Victorian mansion which was constructed in the same year and designed by the eminent architect, Alfred Waterhouse. In 1944 the property became separate from the 'Overbeck' Estate and was sympathetically remodelled to provide to quite charming residence which we know today. Having picturesque white painted rendered elevations under a handsome roof of green Cumberland slate, the cottage has, under the hand of the present owner has gone through an extensive renovation and extension programme, with great attention being paid to every detail and only by internal inspection can one possibly appreciate the stylish, elegant, and versatile accommodation which is offered. Two of the bedrooms are at ground level, allowing use either as bedrooms or reception rooms, dependent upon the needs of the purchaser. Another particular feature is that in addition to the main building there is a stunning, refitted self-contained annex offering, in effect, service accommodation for a housekeeper/carer or a 'granny' or 'teenager' flat or as a casual holiday letting accommodation. 'Overbeck Cottage' stands in extensive grounds of 1/5th of an acre which have been beautifully landscaped over the years and afford complete privacy and seclusion, the exquisite rear garden offering a real haven of peace and tranquillity. Stokesley Road is, without doubt, one of the premier residential areas of Guisborough and yet is within a comfortable walking distance of the historic town centre, with its range of shopping facilities and amenities. Guisborough is well served for both Primary and Secondary schooling and is conveniently situated for access to the North Yorkshire Moors National Park, the Coast, and Industrial centres of Teesside.

### **GROUND FLOOR**

**HALLWAY** - With flight of elegant steps leading to a lovely, glazed oak front door with period style door furniture. Period style radiator. Deep ceiling coving, period style light fitting and Georgina style door leading through to the living room.

**LOUNGE - 6.17m x 3.38m (20'3" x 11'11")**

An elegant spacious room with feature period wooden fire surround with living flame effect fire with cast iron insert and decorative tiled sides.

**SITTING ROOM - 4.1m x 3.63m (13'5" x 11'11")**

With bay window and window seat to the side elevation.

**GARDEN ROOM - 4.3m x 2.74m (14'1" x 9')**

A delightful room with solid oak flooring, period radiator, feature glazed display cabinet let into the wall, coved ceiling, two large double glazed arched windows, faithful to the style of the original building and single door opening out onto the south facing garden.

**DINING ROOM - 3.68m x 4.34m (12'1" x 14'3")**

With period radiator, coved ceiling with decorative centre piece, dado rail and feature corner living flame gas fire. A glazed door leads through to the kitchen and bespoke oak steps and oak French doors give access to the living room.

**TO VIEW:** Tel: 01287 552280  
10 Chaloner Street, Guisborough, TS14 6QD

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## **KITCHEN - 3.68m x 3.73m (12'1" x 12'3")**

A feature farmhouse style kitchen that is very much the 'heart of the house'. Range of attractive solid oak faced wall and floor units having solid walnut surfaces incorporating a Belfast sink with a period style mixer tap and large arched window overlooking the front garden. Gas hob with extractor hood and double electric oven, integrated dishwasher, integrated automatic washing machine, integrated fridge, coved ceiling, dado rail, period style radiator, feature low level lighting, attractive Karndean flooring, handsome 4' wide oak door leading out onto the drive and charming delivery hatch with colour leaded lights.

**INNER HALL** - Leads from the dining room with an attractive oak door leading out onto the drive. Cupboard housing the Worcester gas boiler. Period style radiator. Solid oak flooring, recess spotlights to the ceiling and most attractive solid oak doors to the two ground floor bedrooms and bathroom.

## **BEDROOM ONE - 4m x 3.35m (13'1" x 11')**

An extremely pleasant room being well lit by two Georgian style windows which overlook the charming rear garden. Period style radiator, coved ceiling, and recessed spotlights.

## **BEDROOM TWO - 2.54m x 2.77m (8'4" x 9'1")**

Another delightful room with lovely solid oak flooring, coved ceiling, and recessed spotlights. Period style radiator and pair of Georgian style French doors leading out onto the rear courtyard area.

**BATHROOM** - Luxuriously appointed being fully tiled in large Travertine tiles. Contemporary style suite comprising designer free standing bath with wall taps, low flush WC, large walk-in shower cubicle incorporating a Mira shower and contemporary style bowl design hand basin set on a delightful oak and travertine washstand. Chrome heated towel rail, attractive marble flooring, recess spotlights to ceiling, those above the bath being blue LED lights, electric shaver point and extractor fan.

## **FIRST FLOOR**

**LANDING** - With panelled doors to various rooms, feature exposed beam and access to the insulated loft space.

## **BEDROOM THREE - 3.4m x 4m (11'2" x 13'1")**

A charming and private room with radiator, feature exposed beam, attractive solid oak flooring and pretty casement window overlooking the fine established trees of the front garden which offer total privacy.

**EN-SUITE DRESSING ROOM** - A splendid and most useful feature with four deep built-in storage drawers, two hanging rails, access to large under eaves storage area and attractive solid oak flooring.

## **BEDROOM FOUR - 2.77m x 3.73m (9'1" x 12'3")**

Another extremely pretty room with radiator, feature exposed beam, attractive solid oak flooring, window enjoying a lovely, wooded aspect and walk-in closet.

**BATHROOM** - A stunning luxuriously appoint bathroom being fully tiled in quality Travertine tiling. Period style roll top claw foot bath with mixer tap shower attachment, walk-in shower cubicle, contemporary style low level WC and contemporary style bowl design hand basin set on a delightful oak and travertine washstand. LED blue lights above bath, marble tiled floor, recess spotlights to the ceiling and designer chrome radiator.

## **THE ANNEX**

### **ANNEX LIVING SPACE WITH KITCHEN AREA - 4.47m x 3.56m (14'8" x 11'8")**

Re-fitted throughout with bespoke media wall creating a stylish entertainment space. Refitted kitchen area and a range of grey, modern, high gloss wall and floor units, built-in high-level oven, and microwave. A feature roof lantern floods the annex with natural light. Charming half glazed stable door opening out onto the garden and glazed Georgian style door opening into the bedroom/study.

### **BEDROOM/STUDY - 2.54m (8'4") x 2m (6'7") plus entrance recess**

Equally suited for either use as a bedroom or study. Period style radiator and laminate flooring.

**SHOWER ROOM** - Partially tiled with white suite comprising shower cubicle with electric shower, low flush WC with tasteful corner vanity unit incorporating hand basin. Extractor fan and feature roof lantern.

**THE ANNEX** - As previously mentioned, this self-contained annex represents ideal service accommodation for domestic/caring staff or alternatively accommodation for an elderly relative or teenager or indeed casual holiday letting accommodation. Alternatively, for those which work from home, it represents an ideal self-contained working environment separate from the living area of the property and would also lend itself well to use by an artist or writer as a studio/hideaway. Equally the two ground floor bedrooms and bathroom are accessed by a separate door to the drive and again can combine with the annex to be an independent from the main building. Ideal for those wishing to work from home or the provision of self-contained accommodation for an elderly relative.

## **EXTERNALLY**

**GARAGE** - A spacious garage with up and over door, electric light, and power.

**GARDENS** - Overbeck Cottage is completely screened off from the road by thoughtful landscaping which includes a wide and interesting variety of conifers and evergreen trees, shrubs, and numerous maples, through which meanders Hutton Beck, hence the name of the house. There is rendered boundary wall to the Stokesley Road frontage, and a pair of pretty gate piers are equipped with a pair of wooden gates which leads into a long sweeping tarmac drive which runs up to the garage and which opens out in front of the house into an impressive red gravelled area leading to the front door of the house. There is a pretty arch and gate to the side of the house and rear garden really is an absolute joy, having been most thoughtfully landscaped. The rear garden is designed, in effect, into a series of distinct areas, each with its own character. Having been professionally landscaped with no expense spared, there is extensive Indian stone flagging throughout, with paths leading to islands of interesting shrubbery, including numerous beautiful Acers and ferns making this garden extras delight. There is a courtyard area with lovely ornamental pond, contrasted from Cotswold Stone, being based on a design from the Hampton Court Flower Show – a delightful area in which to sit and enjoy the sunshine as it is a suntrap. From here an unusually designed wall with archway leading to another part of the garden. Here, a quality imitation lawn has been installed. There is a natural pond and waterfall. Numerous shrubs including cordoned fruit trees make this another delightful area. The annex, with its own stable door can be accessed from this part of the garden, which once again is a lovely suntrap and completely private. As is apparent to the reader, the rear garden really is an absolute joy and can only possibly be appreciated by inspection. It is also of note that, because of the character of the garden and the stream that runs through it, 'Overbeck Cottage' represents a habitat for a wide variety of bird life including owls, dippers, and kingfishers.

**DIRECTIONS** - On leaving Guisborough Town Centre proceed in a westerly direction leaving Westgate and proceeding into West End. Once into West End proceed to its junction with Middlesbrough Road and at this point bear left into Stokesley Road. Once into Stokesley Road turn into the 5th gateway on the left hand side which is the 'Overbeck Cottage' drive.

**AGENTS REF:** - DP/LS/NUN220610/24082022

**Council Tax Band:** FTenure: Freehold

**TO VIEW:** Contact our Guisborough office on

Tel: **01287 552280**

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Overbeck Cottage



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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