



High Worsall, Yarm, TS15 9PS

This charming detached property is perfectly situated in a highly sought after and idyllic part of North Yorkshire, boasting breathtaking, panoramic views of the open countryside from every angle. It's an ideal haven for those seeking a tranquil home offering an outdoor lifestyle amidst stunning scenery but with the convenience of Yarm High Street with its cafes, restaurants and shops less than a 10 minute drive away. With its close proximity to good schools, along with excellent commuter links via Yarm Train Station and the A19, this property will be an attractive family home.

Upon entering, the engineered oak flooring in the spacious entrance hall provides an inviting welcome. This versatile space also accommodates a dedicated office area, making it convenient for those working remotely, and the oak staircase to the first floor adds a touch of elegance to the property.

The lounge features a bay window, engineered oak flooring, a log burner for cosy evenings, and French doors that lead to the garden. The second reception room is a flexible space and has the option to be used as a family room or as an additional bedroom. The kitchen/breakfast room is equipped with a range of 'Shaker Style' units, including integrated dishwasher, Belfast sink, and contemporary radiators add a modern touch. The rear hall provides access to the utility room and convenient cloakroom/wc. The boot room/store is a valuable addition, especially for those with outdoor hobbies. Located on the first floor are three bedrooms, with bedroom one featuring bespoke fitted blinds, all served by a family bathroom fitted with modern suite including a shower over the bath.

Externally is approx. 1 acre of land, gardens and a small paddock with a field shelter. The driveway and double garage provide ample parking and storage space. Additionally, the garage has the potential to conversion to an annex, subject to the relevant consents, adding further value and flexibility to the property.

£650,000



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ENTRANCE HALL WITH OFFICE SPACE
18'4" x 9'0" (5.59 x 2.74)

FAMILY ROOM/OPTIONAL BEDROOM FOUR
14'2" x 12'3" (4.32 x 3.73)

LOUNGE
22'8" x 12'4" (6.91 x 3.76)

KITCHEN
15'0" x 12'11" (4.57 x 3.94)

UTILITY ROOM
9'9" x 8'3" (2.97 x 2.51)

REAR HALL
6'9" x 5'6" (2.06 x 1.68)

CLOAKROOM/WC
5'3" x 4'10" (1.60 x 1.47)

BOOT ROOM/STORE

FIRST FLOOR LANDING

BATHROOM
7'11" x 7'9" (2.41 x 2.36)

BEDROOM ONE
12'4" x 12'1" (3.76 x 3.68)

BEDROOM TWO
12'4" x 11'11" (3.76 x 3.63)

BEDROOM THREE
7'5" x 5'3" (2.26 x 1.60)



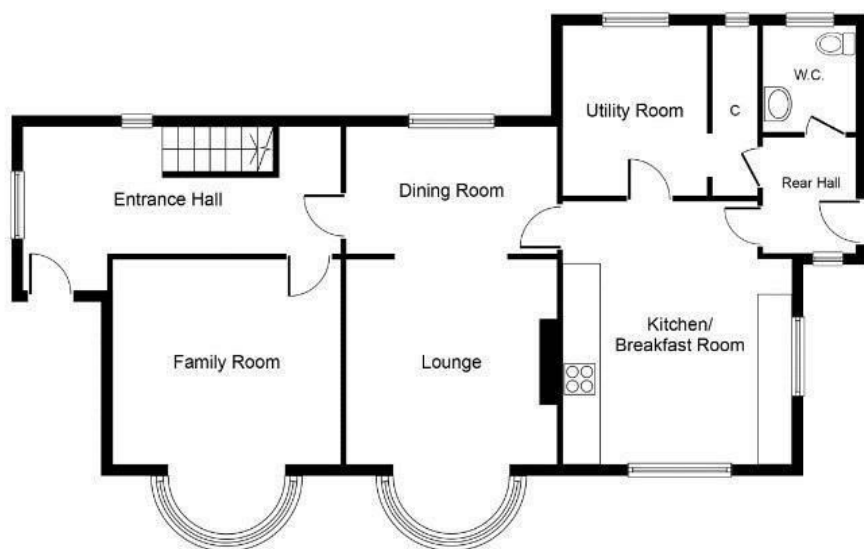
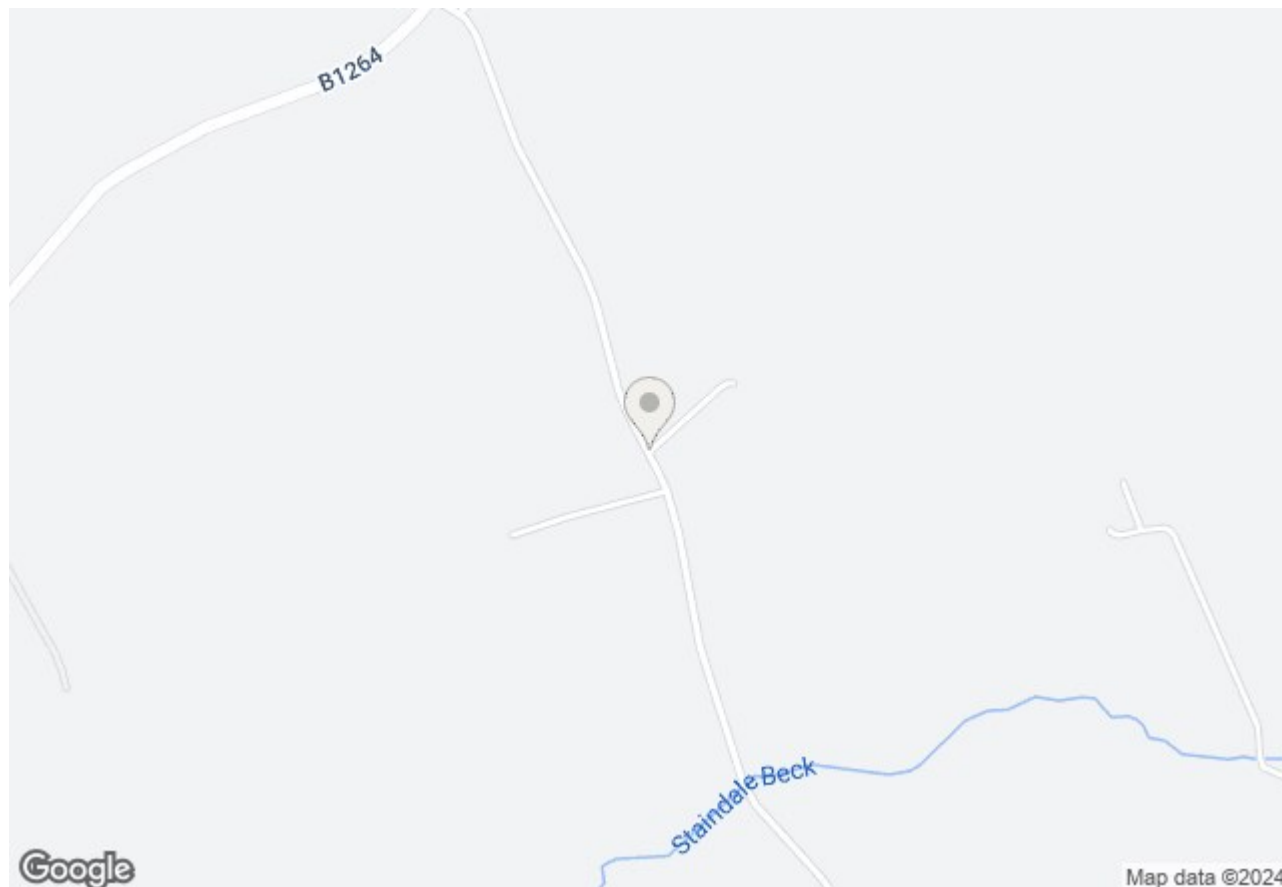
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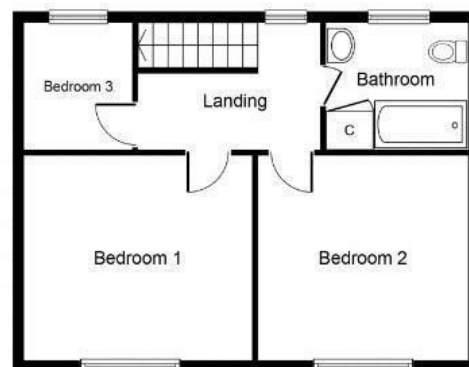
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Ground Floor

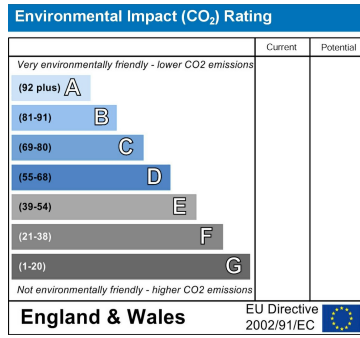
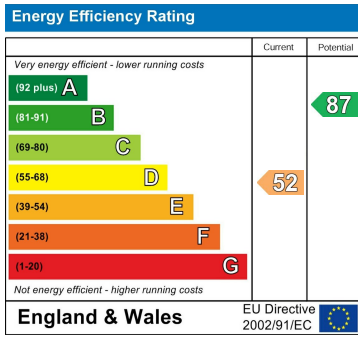


First Floor

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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VIEWING

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