



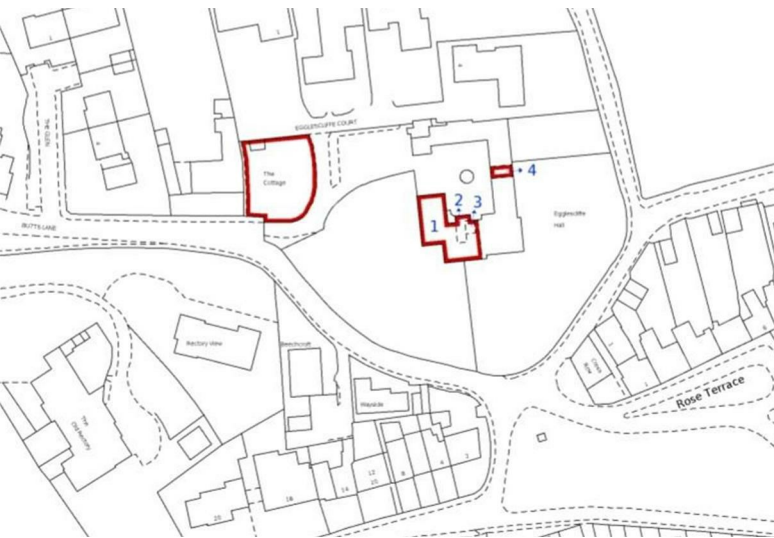
## The Town House, Butts Lane, Egglecliffe, Stockton-On-Tees, TS16 9BU

Offered with immediate vacant possession, a rare opportunity to purchase this wonderful home, with principal accommodation at second floor level but with its own private entrance and the bonus of a cellar. Outside there is an orchard garden included, within the grounds of Egglecliffe Hall and ample parking in a communal courtyard. Situated in one of the area's premier villages, just a stones throw from Yarm High Street, it offers a substantial three bedroom, Grade II listed mews home set within the Hall grounds and overlooking a charming dovecote. There is a lovely rear aspect overlooking beautiful gardens from many of the rooms.

The property is approached via the development's long driveway, leading to a cobbled courtyard, with communal parking and a large private stable garage.

Entry is via the vestibule with door leading to a cloakroom area and wine cellar. Heading up the ornate staircase, passing feature windows which overlook the shared courtyard, the main second floor living accommodation is reached via a large landing. From there you will discover the spacious lounge featuring cosy log burning stove, a kitchen/breakfast room with Belfast sink, integrated appliances and a range cooker, versatile dining room/bedroom three, two further double bedrooms with original fireplaces, and two bathrooms, one featuring roll-top copper bath with pillar taps and walk-in shower. Full of character and charm, and with potential to create a fourth bedroom in the loft (subject to relevant consents), early viewing is highly recommended.

Offers Over £495,995



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HALL

LOUNGE

19'10" x 15'2" (6.05m x 4.62m)

KITCHEN/BREAKFAST ROOM

9'10" x 15" (3.00m x 4.57m)

BEDROOM ONE

15'11" x 15'3" (4.85m x 4.65m)

MAIN BATHROOM

8'4" x 9'8" (2.54m x 2.95m)

BEDROOM TWO

13'6" x 15'3" (4.11m x 4.65m)

BATHROOM

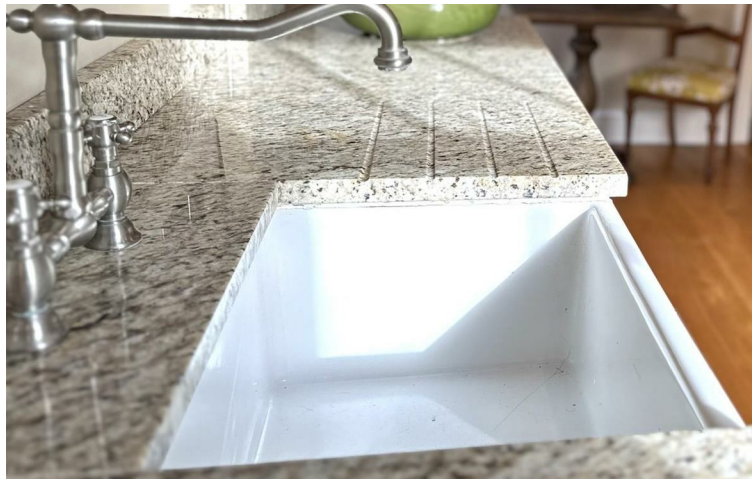
10'2" x 12'2" (3.10m x 3.71m)

BEDROOM THREE

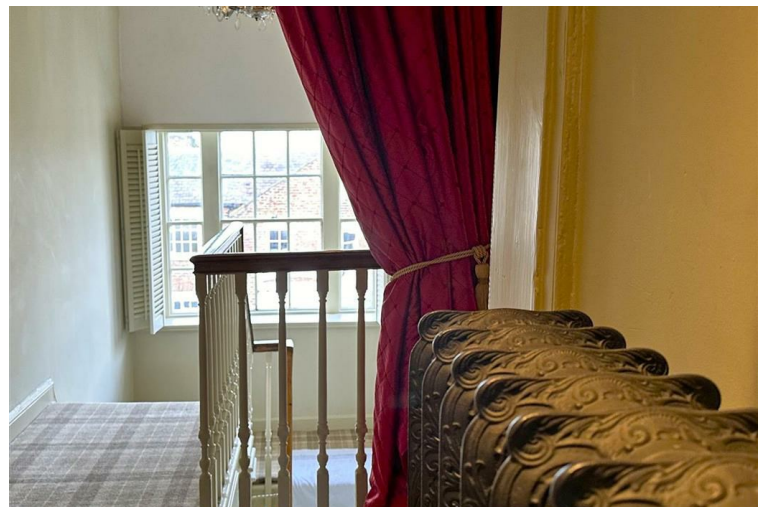
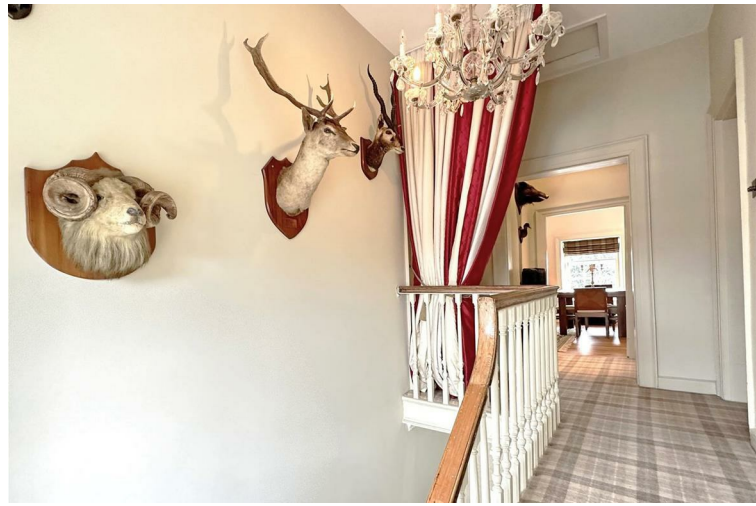
14'11" x 12'1" (4.55m x 3.68m)



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## VIEWING

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

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