



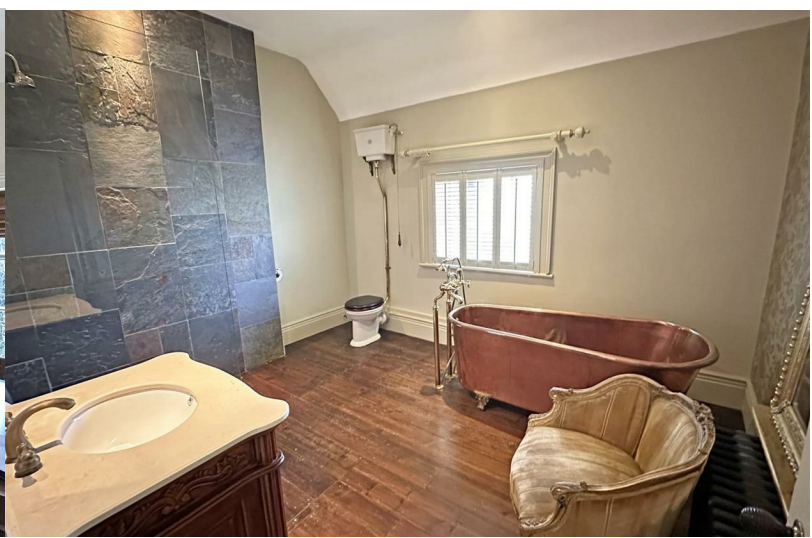
The Town House, Butts Lane, Egglecliffe, Stockton-On-Tees, TS16 9BU

SPRING SALE!! MUST VIEW TO APPRECIATE THIS PROPERTY!! 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 £450,000



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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

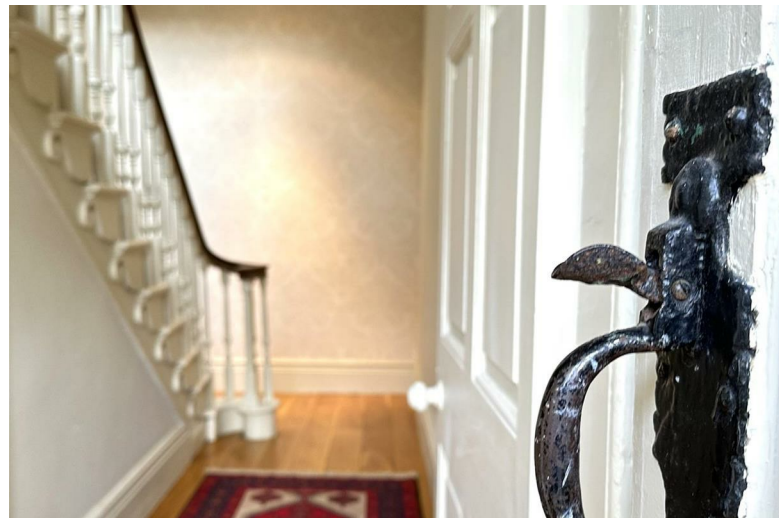
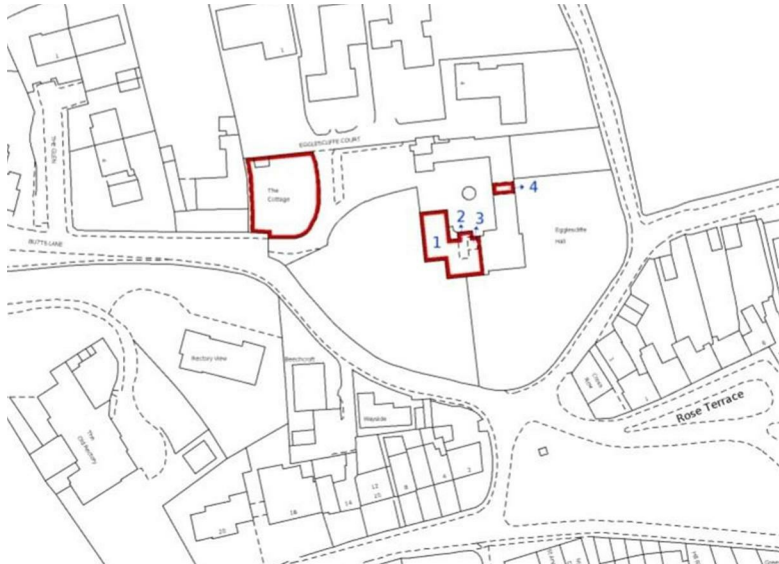
10'2" x 12'2" (3.10m x 3.71m)

BEDROOM THREE

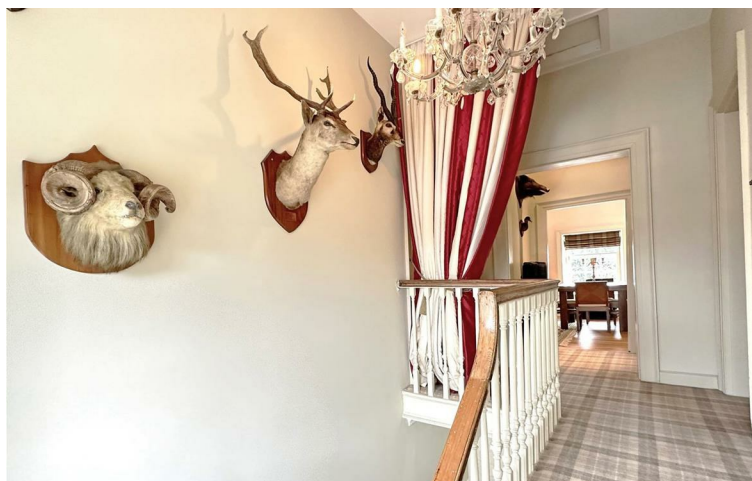
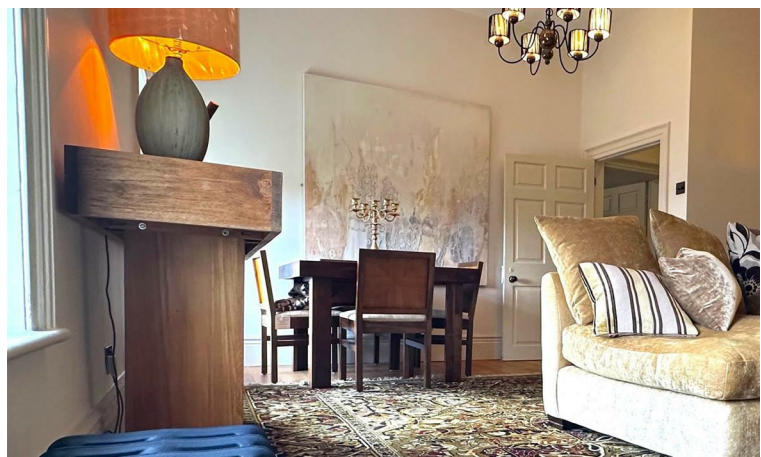
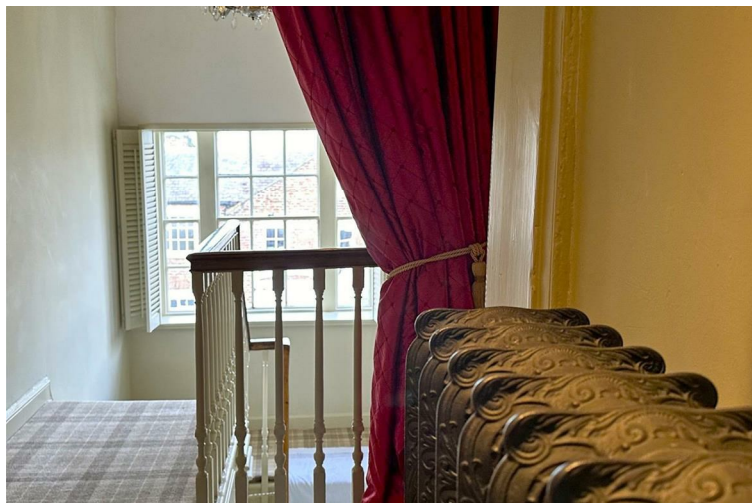
14'11" x 12'1" (4.55m x 3.68m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



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Tel: 01642 248248

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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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