



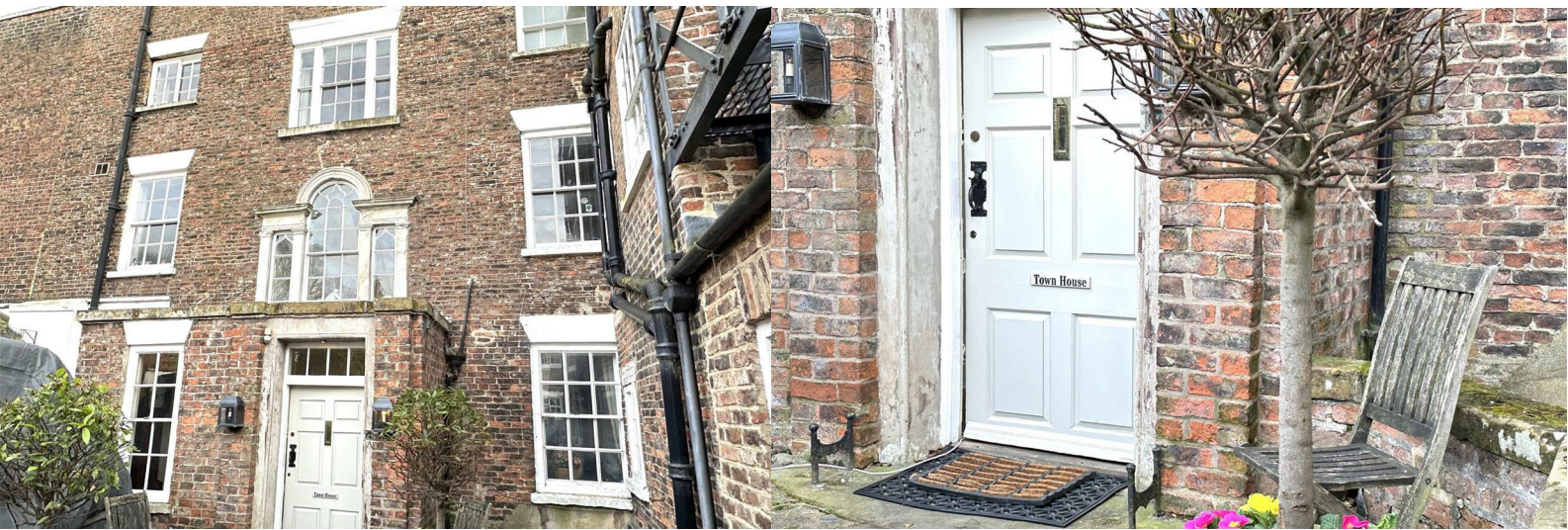
The Town House, Butts Lane, Egglecliffe, Stockton-On-Tees, TS16 9BU

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.

Asking Price £575,000



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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

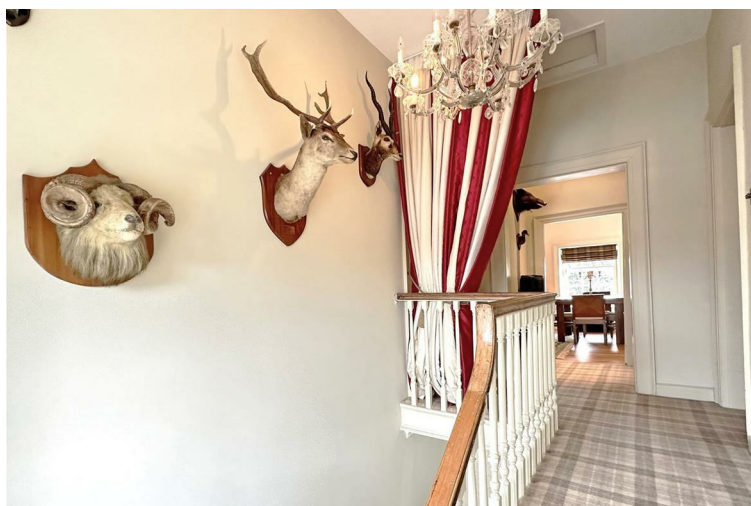
13'6" x 15'3" (4.11m x 4.65m)

BATHROOM

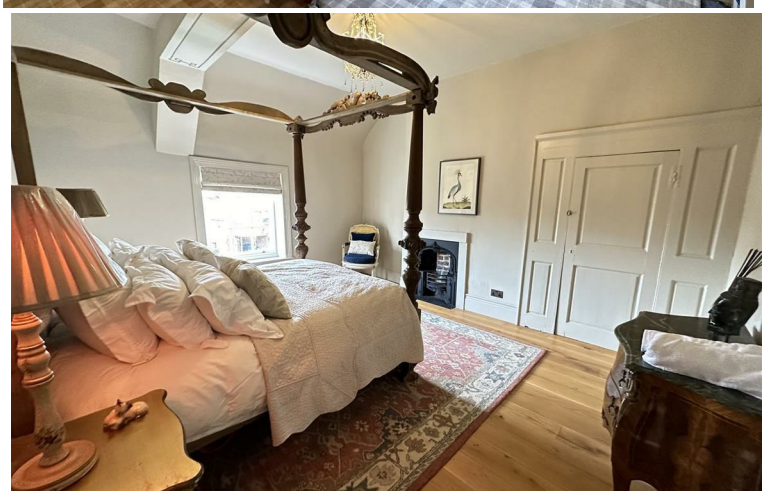
10'2" x 12'2" (3.10m x 3.71m)

BEDROOM THREE

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



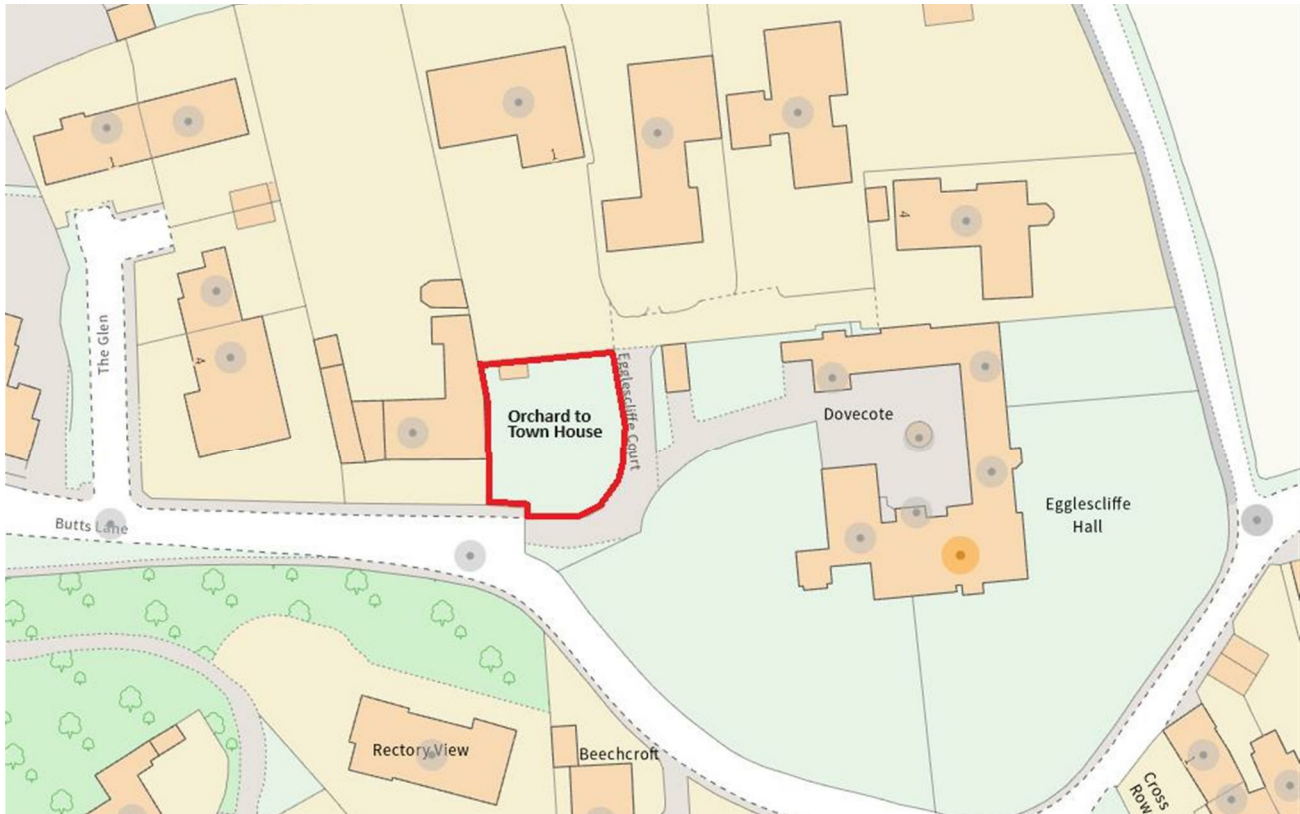
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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

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

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