



The Spital, Yarm, TS15 9EU

This substantially extended detached house is situated in a highly sought after location, just a short stroll from Yarm High Street. Offering 6 bedrooms and five versatile reception rooms, this property is perfect for those seeking ample living space in an exclusive setting.

Originally built in the 1920s, the house is set on a private site, screened by well established trees and shrubbery. Access is via remote operated electric gates, initially serving this house plus one other, but then leading to the front garden/private block paved driveway and integral double garage.

The accommodation comprises a hallway with stripwood flooring, which continues through much of the ground floor, adding character and warmth. The lounge features a beautiful bay window with views across the rear garden. The stunning kitchen has been refitted to a very high standard, showcasing bespoke solid wood units, new Rangemaster range oven, an integrated dishwasher and granite worktops. A peninsular island provides additional workspace and breakfast bar area, while the instant hot water tap adds convenience. The kitchen is served by a utility room, as well as a separate walk-in pantry. The porcelain tiled flooring adds a sleek finish.

There are 4 further rooms on the ground floor including a dining room, sitting room, a sunny garden room and a study, along with a convenient downstairs WC.

The first floor houses the extensive master bedroom, which includes an impressive en-suite with large bathtub, twin wash basins, a shower cubicle, WC and bidet. Bedrooms 2 and 3 share a Jack and Jill en-suite shower room, while two additional bedrooms are served by the family bathroom, with separate bath and large shower cubicle. On the second floor, you'll find a large sixth bedroom with its own W C.

To the rear of the property is an private lawned garden with a patio area, summerhouse and timber storage. Properties of this calibre are rarely available and early viewing is highly recommended.

Offers Over £800,000



6



3



5



C

PORCH & HALLWAY

LOUNGE

16'4" x 13'10" < 17'11" (4.98m x 4.22m < 5.46m)

REAR HALL

KITCHEN/BREAKFAST ROOM

23'5" x 12'1" (max) (7.14m x 3.68m (max))

PANTRY

8'6" x 5'0" (2.59m x 1.52m)

UTILITY ROOM

5'2" x 7'6" (1.57m x 2.29m)

GROUND FLOOR W/C

3'7" x 3'10" (1.09m x 1.17m)

STUDY

17'3" x 7'9" (5.26m x 2.36m)

DINING ROOM

14'11" x 12'6" (4.55m x 3.81m)

SITTING ROOM

12'6" x 13'4" (3.81m x 4.06m)

GARDEN ROOM

14'4" x 12'4" (4.37m x 3.76m)

FIRST FLOOR LANDING

MASTER BEDROOM

25'9" x 16'10" (7.85m x 5.13m)

EN-SUITE

15'10" x 7'9" (4.83m x 2.36m)

BEDROOM TWO

20'4" x 12'9" (max) (6.22m x 3.89m (max))

JACK & JILL SHOWER ROOM

6'1" x 5'0" (1.85m x 1.52m)

BEDROOM THREE

14'0" x 12'6" (4.27m x 3.81m)

BEDROOM FOUR

10'0" x 12'1" (3.05m x 3.68m)

BEDROOM FIVE

8'6" x 8'11" (2.59m x 2.72m)

BATHROOM

13'11" x 5'7" (4.24m x 1.70m)

LOFT BEDROOM

16'8" x 11'11" (5.08m x 3.63m)

SECOND FLOOR W/C

5'7" x 4'8" (1.70m x 1.42m)

Additional outside areas:

REAR WORKSHOP

16'10" x 7'2" (5.13m x 2.18m)

DOUBLE GARAGE

16'10" x 18'4" (5.13m x 5.59m)

LARGE SHED

24'0" x 7'0" (7.32m x 2.13m)

AML PROCEDURE

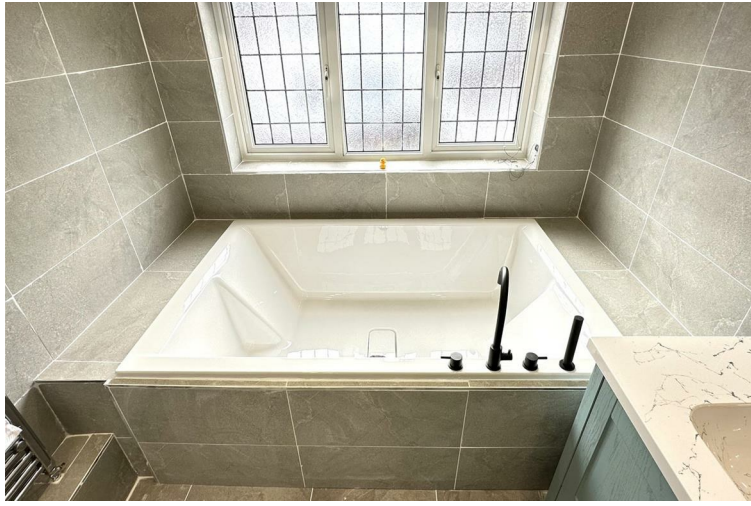
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each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



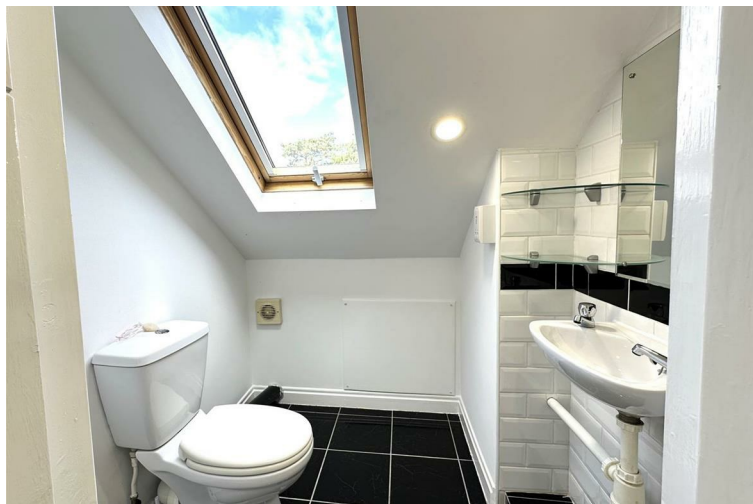
The Spital, Yarm, TS15 9EU

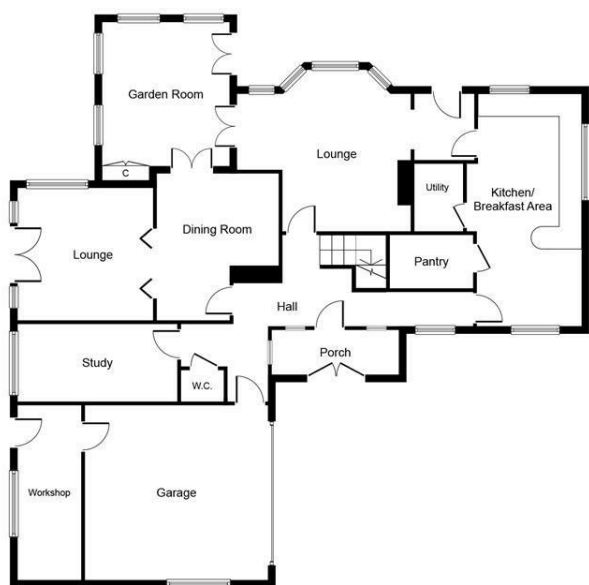


The Spital, Yarm, TS15 9EU



The Spital, Yarm, TS15 9EU

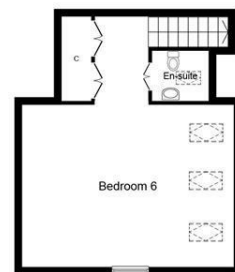




Ground Floor

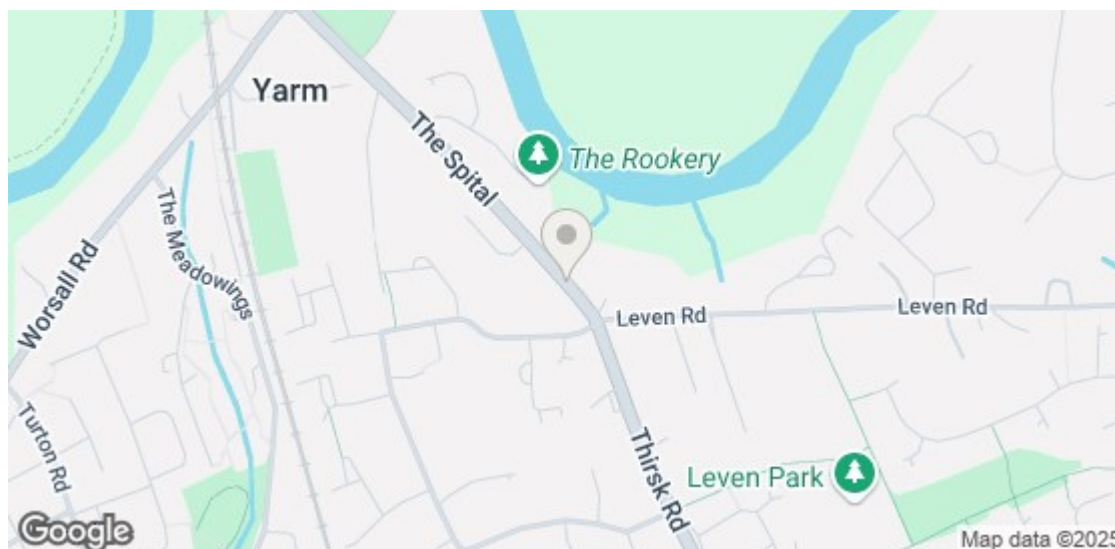


First Floor



Second 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.
Copyright V360 Ltd 2024 | www.houseviz.com



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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk

Tel: 01642 248248