



Falcon Walk, Hilton, TS15 9JB

UNEXPECTEDLY RE-ADVERTISED! This beautifully extended and improved 4/5 bedroom detached home presents an exceptional opportunity for both family and executive buyers. Nestled in a cul-de-sac within the sought-after village of Hilton, near Yarm, the property enjoys a prime location with stunning panoramic views across adjoining farmland, offering a peaceful and picturesque setting.

The versatile interior layout begins with an entrance lobby and hallway, leading to a spacious L-shaped lounge and dining area. The kitchen is well-equipped, and the formal dining room, with French doors opening onto the rear garden. The ground floor also includes a family room or study with French doors to the rear garden, a sitting room that can be used as a fifth bedroom or playroom, a convenient downstairs bathroom, and a utility room.

On the first floor, there are four well-proportioned bedrooms, three of which have fitted wardrobes. The master bedroom benefits from a Juliet balcony with pleasant views. A second bathroom and an additional vanity room/WC complete the upstairs, offering ample space for family living or hosting guests. The home is warmed by a gas central heating system and benefits from double glazing throughout.

Externally, the property is complemented by established lawned gardens to the front and rear. A generous driveway provides ample off-street parking, along with a garage. The rear garden features a lawn with mature shrubbery and a patio area.

A rare addition to this sale is the land adjacent to the property, which is included and cannot be developed due to access rights for the owner of the land behind. This guarantees no future development up to the house boundary. The property offers privacy and an unspoiled outlook.

Located in the highly desirable village of Hilton, the property is conveniently accessible to the surrounding market towns of Yarm and Stokesley, making it an ideal choice for those seeking a blend of rural tranquility and accessibility.

Offers Over £450,000



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Falcon Walk, Hilton, TS15 9JB

LOBBY

HALLWAY

LOUNGE

14'11" x 12" (4.55m x 3.66m)

DINING AREA

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

KITCHEN

10'9" x 8'11" (3.28m x 2.72m)

SITTING ROOM/BEDROOM

18'10" x 9'0" (5.74m x 2.74m)

DINING ROOM

17'8" x 12" (5.38m x 3.66m)

FAMILY ROOM

15'8" x 13'3" (4.78m x 4.04m)

BATHROOM

8'9" x 5'5" (2.67m x 1.65m)

UTILITY ROOM

10'10" x 4'10" (3.30m x 1.47m)

LANDING

BEDROOM ONE

17'7" x 12'4" (5.36m x 3.76m)

BEDROOM TWO

11'9" x 10'1" (3.58m x 3.07m)

BATHROOM

8'2" x 5'7" (2.49m x 1.70m)

BEDROOM THREE

12'4" x 10'1" (3.76m x 3.07m)

BEDROOM FOUR

11'6" x 8'11" (3.51m x 2.72m)

WC

5'2" x 5'2" (1.59m x 1.59m)

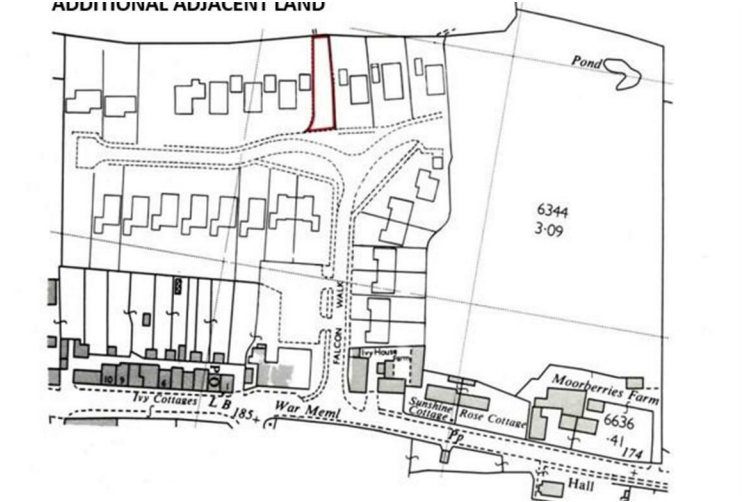


Tel: 01642 248248





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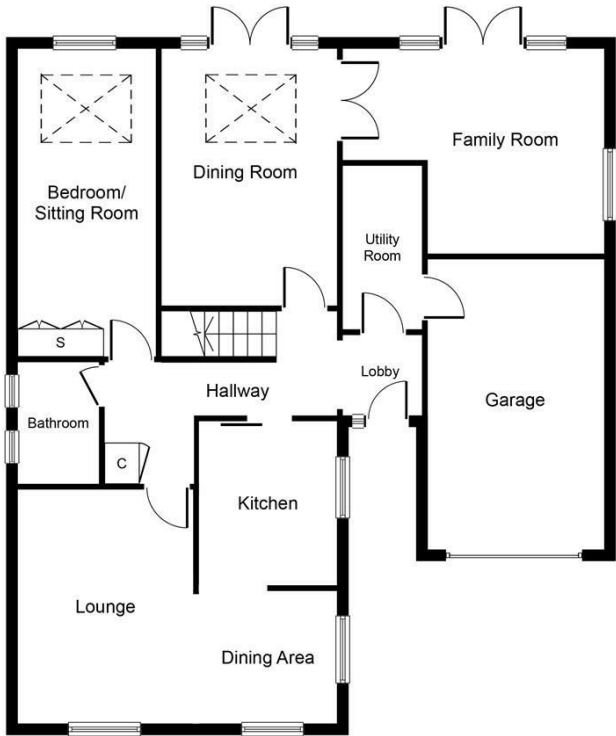


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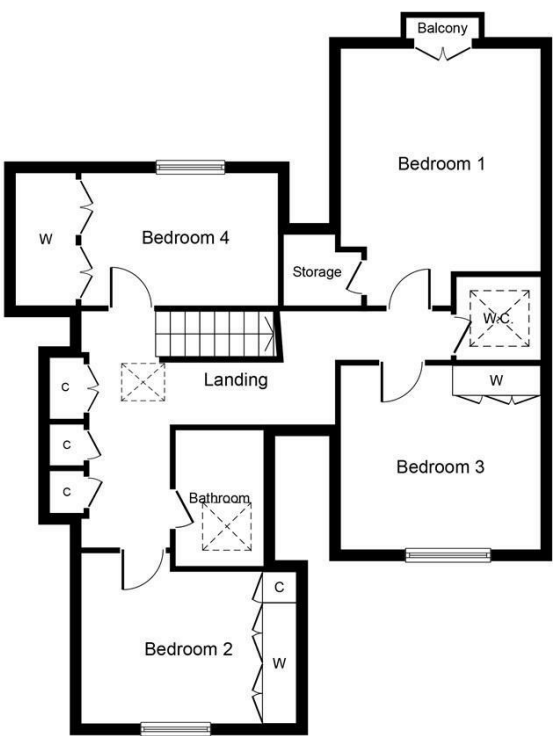


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
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



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

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

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