



## Church House, Forest Lane, Kirklevington, Yarm, TS15 9LY

An outstanding Grade II listed five bedroom, five bathroom home, in the sought after village of Kirklevington. With three charming garden spaces, this unique home offers 2,674 sq. ft. of spacious accommodation, with a layout which is ideal for families/multi-generational living.

The property is offered for sale with no onward chain and provides 5 bedrooms, 4 reception rooms, including a cosy sitting room with a feature period fireplace, a dining room with exposed brick fireplace, and games room. A dedicated study is perfect for remote working. The rear lounge features three sets of French doors leading out to a private courtyard area.

The kitchen/breakfast room has lots of natural light from six roof windows to its vaulted ceiling. A generous range of units with granite worktops, an island, breakfast bar, induction hob, Aga range, double oven and dishwasher. A useful utility room and separate WC are conveniently accessed from the kitchen. The ground floor also includes three well proportioned bedrooms, all of which benefit from en-suites. The upper floor offers a large double bedroom with en-suite, a family bathroom, and a further bedroom/study.

Period features are showcased throughout with exposed beams, original flooring, and charming fireplaces. The property is warmed by gas central heating with part underfloor heating, enhanced by double glazed units and a comprehensive security system.

£689,950



# Church House, Forest Lane, Kirklevington, Yarm, TS15 9LY

Externally, the property enjoys three charming garden areas and is positioned on a substantially sized plot. Additionally, there is a garage/gym annex, with an additional room above. The garage/gym have potential to adapt into a double garage. There is off-street parking for two vehicles at the front and a side driveway leads to double gates, opening to a further a parking area suitable for multiple vehicles, alongside a lawn and raised vegetable garden. To the rear, a private paved courtyard complete with mature planting, a self-watering system, and a covered seating area with a built-in brick barbecue.

Kirklevington is a highly desirable village, offering countryside charm, a strong community, a primary school and within the catchment area of Conyers Secondary School, and excellent transport links via the A19. Nearby Yarm provides a wide range of shops, cafés, and restaurants which is perfect for families and professionals seeking both peace and convenience.

**PORCH**

**HALL**

**KITCHEN/BREAKFAST ROOM**

20'11" x 13' (6.38m x 3.96m)

**UTILITY ROOM**

11'1" x 5'7" (3.38m x 1.70m)

**REAR PORCH**

**DOWNSTAIRS WC**

6'4" x 2'10" (1.93m x 0.86m)

**DINING ROOM**

14'11" x 9'4" (4.55m x 2.84m )

**SNUG ROOM**

15'4" x 11'10" (4.67m x 3.61m)

**BEDROOM ONE**

14'10" x 12'2" (4.52m x 3.71m)

**ENSUITE**

7'1" x 3'9" (2.16m x 1.14m)

**BEDROOM THREE**

12' x 11'3" (3.66m x 3.43m)

**OFFICE**

5'8" x 3'6" (1.73m x 1.07m)

**ENSUITE**

6'1" x 5'5" (1.85m x 1.65m)

**BEDROOM FOUR**

15'1" x 8'2" (4.60m x 2.49m)

**ENSUITE**

8'11" x 2'7" (2.72m x 0.79m)

**LOUNGE**

16'3" x 15'11" (4.95m x 4.85m)

**STUDY**

9'8" x 8'8" (2.95m x 2.64m)

**GAMES ROOM**

17'7" x 17'6" (5.36m x 5.33m)

**GYM**

18'5" x 9' (5.61m x 2.74m)

**LANDING**

**BEDROOM TWO**

18'6" x 12' (5.64m x 3.66m)

**ENSUITE**

7' x 5' (2.13m x 1.52m)

**BEDROOM FIVE**

15'7" x 9'8" (4.75m x 2.95m)

**BATHROOM**

6'9" x 5'7" (2.06m x 1.70m)

**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.

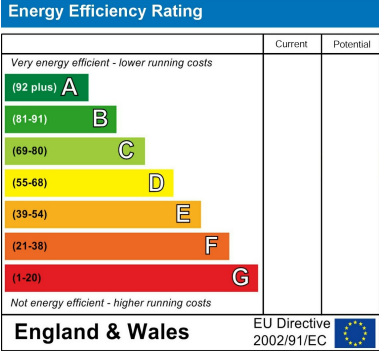




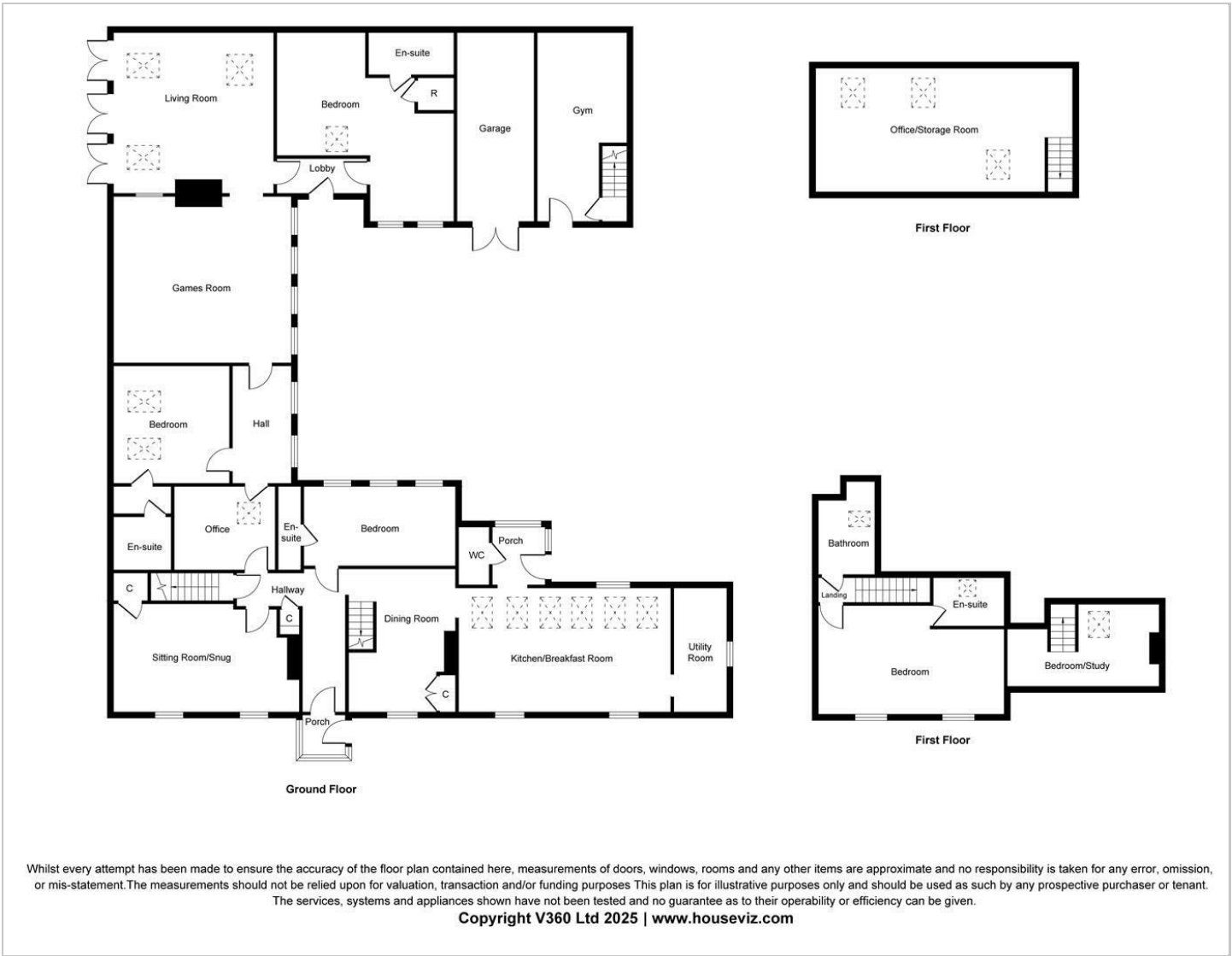
Map



EPC graph



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.