



Picton, Yarm, TS15 0AG

A rare opportunity to purchase a three bedroom detached house with a garage and conservatory, located in the picturesque village of Picton. This charming home has spacious rooms throughout, with stunning countryside views to both the front and rear.

The accommodation includes an extended hall leading to the spacious lounge/dining room featuring an electric log-effect stove. The generous space provides a dining area, with double glazed doors leading to the conservatory which offers windows to the side and rear and double doors opening out to the garden.

The kitchen is fitted with a range of units and a range oven and a large window overlooking the rear garden. A convenient downstairs W/C completes the ground floor living space.

Upstairs, there are three generous bedrooms, with the master featuring an en-suite and a picture window with views over the Cleveland Hills. A family bathroom completes the accommodation.

Externally, the gravelled driveway provides off-road parking for multiple cars, leading to the garage. The westerly facing rear garden is not overlooked and is landscaped with a circular lawn surrounded by Indian sandstone paving, extending to a patio area. A covered walkway at the side of the house leads to the rear of the garage.

The property is double glazed throughout and is warmed by oil heating.

Picton is a charming village surrounded by beautiful countryside, just 4 miles from Yarm and 10 miles from Middlesbrough, with easy access to the A19. It offers a peaceful rural setting while being close to local amenities.

The village pub, The Station Hotel, has recently reopened, and nearby Crathorne has The Crathorne Arms and Five Houses farm shop and café. Yarm, a vibrant market town, provides excellent shops, restaurants, top schools and Yarm Train Station.

Offers In The Region Of £260,000



HALL

LOUNGE/DINING ROOM
29'2" x 12'6" (8.89m x 3.81m)

CONSERVATORY
11'1" x 10'5" (3.38m x 3.18m)

KITCHEN/BREAKFAST ROOM
11'10" x 11'9" (3.61m x 3.58m)

DOWNSTAIRS WC
4'1" x 3'1" (1.24m x 0.94m)

LANDING

BEDROOM ONE
17'6" x 10'5" (5.33m x 3.18m)

ENSUITE
7'10" x 7'2" (2.39m x 2.18m)

BEDROOM TWO
14' x 12' (4.27m x 3.66m)

BEDROOM THREE
11'10" x 10'7" (3.61m x 3.23m)

BATHROOM
8'6" x 7'4" (2.59m x 2.24m)

GARAGE
16'1" x 9'3" (4.90m x 2.82m)

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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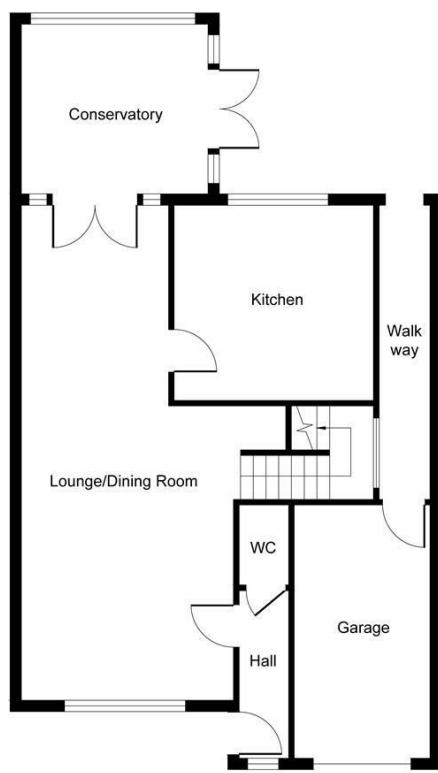
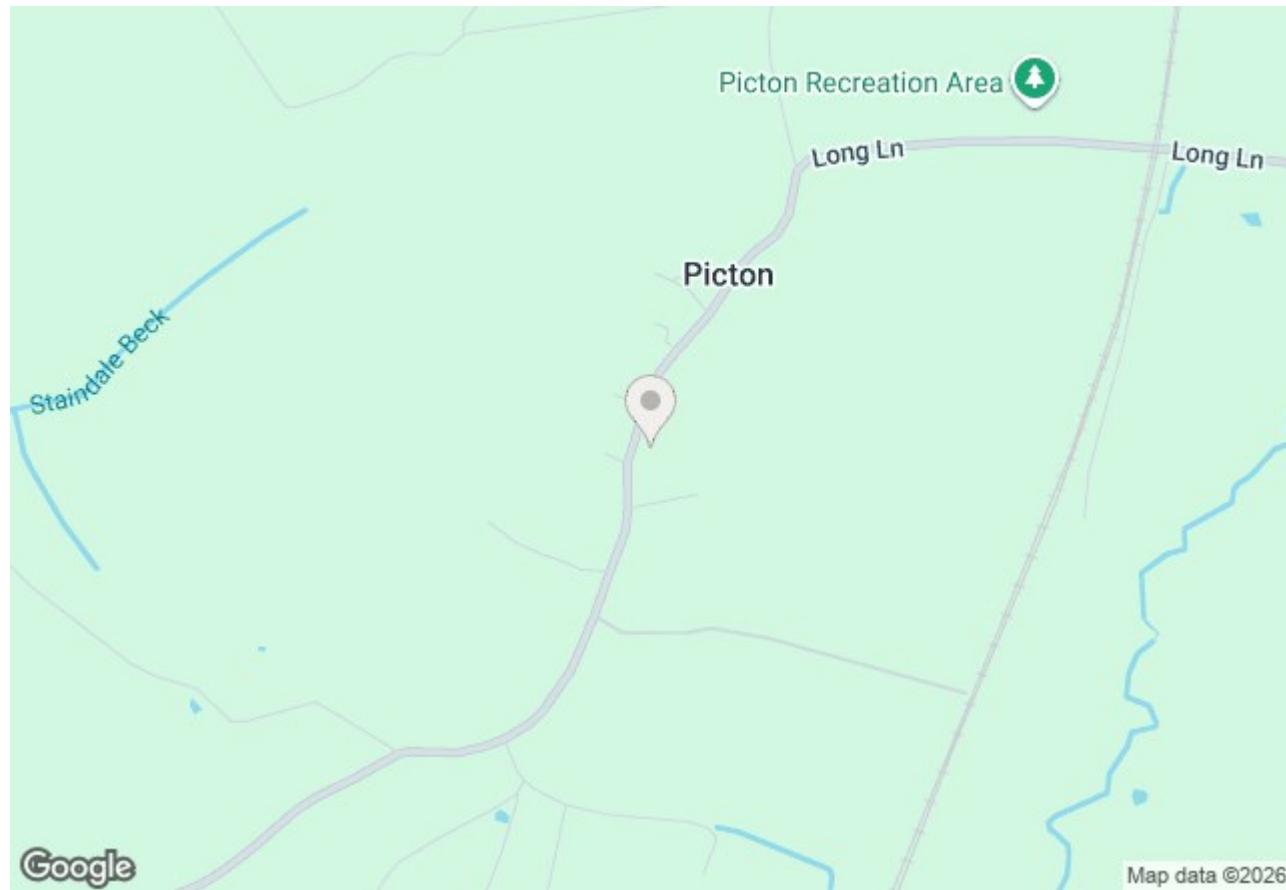


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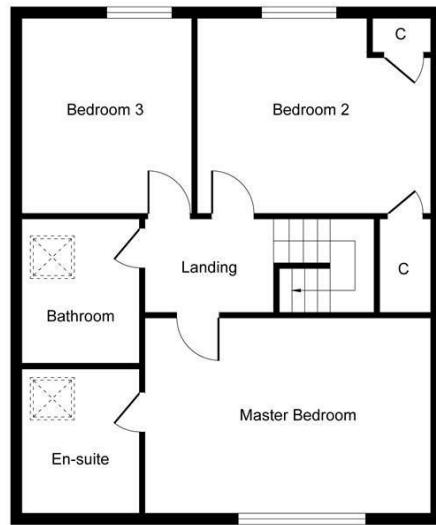
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Ground Floor



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.

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