



## Darlington Road, Elton, Stockton-On-Tees, TS21 1AD

A rare opportunity to purchase a slice of country living tucked away in an exclusive position on the fringe of Elton village, between Hartburn and Eaglescliffe. The rural farmhouse feeling greets you as you approach the 0.39 acre site, via a private lane serving just four homes. There are large formal south facing gardens with unobstructed countryside views beyond.

'The Old Farmhouse' is a period four/five bedroom detached home, retaining original features but with extensive modern upgrades. At ground level there is an entrance vestibule, hall, three main reception rooms plus office/bedroom 5, utility, kitchen/breakfast room and WC. The office/bedroom 5 together with the utility offers potential for multi-generation living. Double doors open out from kitchen to garden, letting sunlight pour into the breakfast area, creating the perfect spot to start your day. Upstairs includes the master bedroom with dressing room (with laundry chute) and en-suite, bedroom two, also with en-suite, two further double bedrooms and a family bathroom.

Electric gated access to the long driveway leads to ample parking space and to the triple garage with annex room above, reached via a timber staircase to the side – and with further potential for conversion to multi-generation living, subject to relevant consents. Extensive gardens include substantial formal lawned areas but also with a variety of patio and relaxing areas, mature shrubs and trees and a chicken coop. In the summer months you will surely make a beeline for the outdoor kitchen with brick-built pizza oven, and then head into the impressive, spacious 'garden pub', perfect for entertaining.

This quality home avoids the hustle and bustle of Teesside but is close to historic Yarm's shops, wine bars and restaurants. Excellent local schooling, including Yarm School, is within easy reach. The nearby A66 is perfect for commuting and Teesside Airport/Eaglescliffe Rail Station are each just a 10 drive away

£749,500





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VESTIBULE

HALL

LIVING ROOM

16'2" x 12'6" (4.93m x 3.81m)

KITCHEN

12'7" x 10'6" (3.84m x 3.20m)

UTILITY

12'1" x 6'7" (3.68m x 2.01m)

WC

5' x 2'8" (1.52m x 0.81m)

DINING ROOM

16'2" x 12'6" (4.93m x 3.81m)

SITTING ROOM

12'8" x 10'9" (3.86m x 3.28m)

OFFICE/BEDROOM FIVE

11'6" x 7'6" (3.51m x 2.29m)

LANDING

BEDROOM ONE

13'9" x 12'8" (4.19m x 3.86m)

ENSUITE/DRESSING ROOM

14'7" x 8'3" (4.45m x 2.51m)

BEDROOM TWO

12' x 10'9" (3.66m x 3.28m)

ENSUITE

10'9" x 5'4" (3.28m x 1.63m)

BEDROOM THREE

13'8" x 12'6" (4.17m x 3.81m)

BEDROOM FOUR

12'6" x 10'9" (3.81m x 3.28m)

BATHROOM

9'9" x 5'11" (2.97m x 1.80m)

DOUBLE GARAGE

18'3" x 18' (5.56m x 5.49m)

SINGLE GARAGE

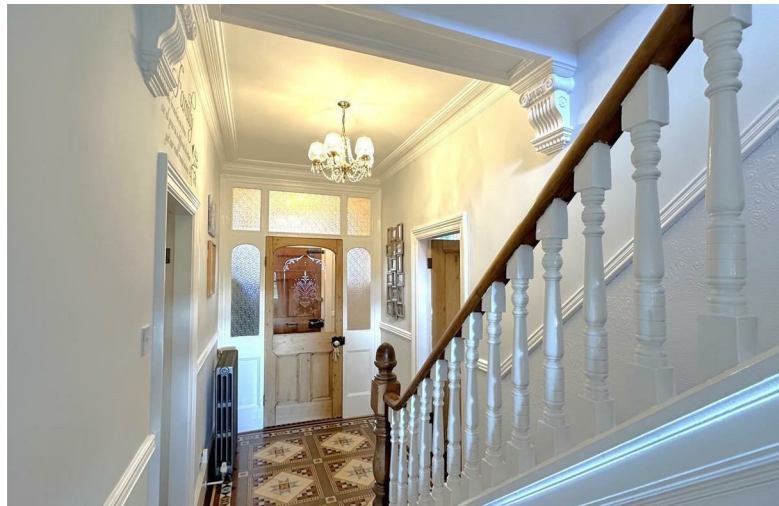
18'3" x 8'8" (5.56m x 2.64m)

ANNEX ROOM

27'1" x 16'10" (8.26m x 5.13m)

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.



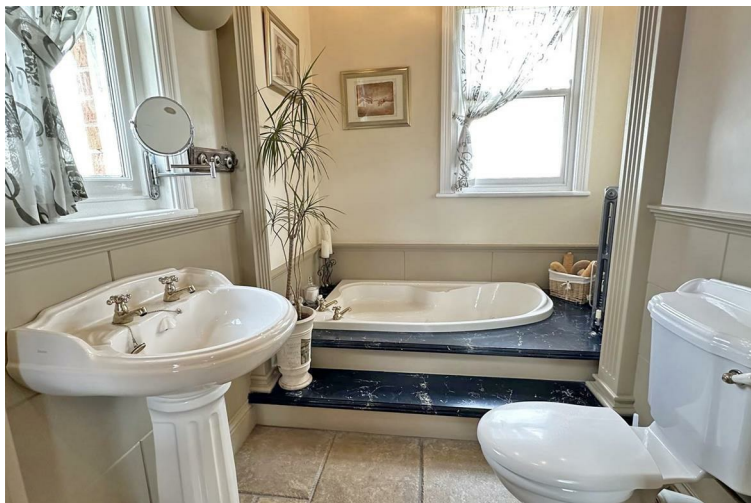
Tel: 01642 615657







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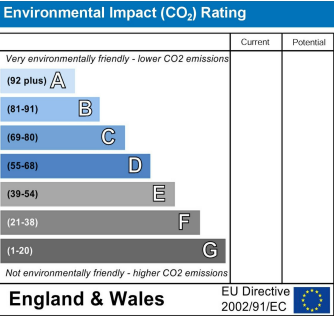
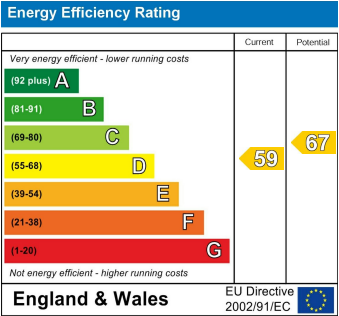
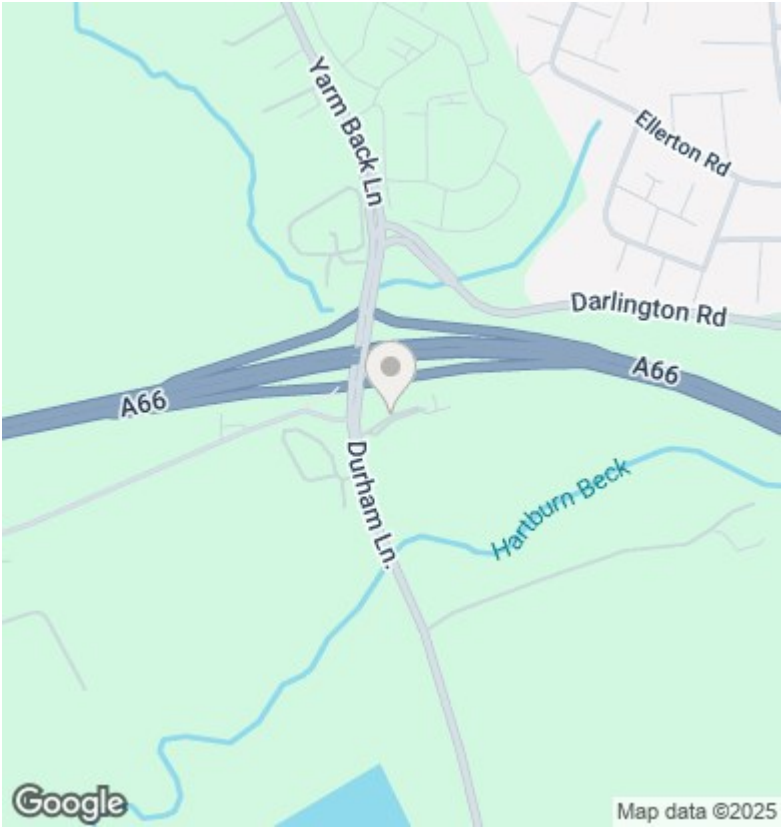




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