



## The Green Wolviston

£975,000  
ENERGY RATING: -NULL

A UNIQUE family home, located in a popular RURAL village location with MAGNIFICENT VIEWS over open fields. This OUSTANDING property offers a huge amount of versatile living space and has been refurbished throughout to an excellent standard.

The heart of this extremely spacious property is a stunning breakfasting kitchen fitted with a comprehensive range of high quality base and wall units and two central islands with granite worksurfaces, a Rangemaster stove and integrated AEG fridge, freezer and dishwasher.

The property boasts five sizable reception rooms and its very own PUB complete with full working bar ideal for entertaining all your friends and family. The ground floor is completed by a large entrance hall, boot room, cloaks/WC and laundry/utility room.

The huge master bedroom suite features a large dressing area with ample wardrobe & storage space, a separate walk-in wardrobe and a very large en-suite shower room. The second bedroom has a walk-in wardrobe and full en-suite bathroom. The third bedroom also has an en-suite bathroom.

Set on a large plot extending to over a third of an acre and located just off the village green. The private West facing garden features an extensive lawn, stone patio, a driveway with electric gate provides parking for at least 6 cars and leads to a detached triple garage with room currently used as a home gym above.





## Description

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## Entrance Hall

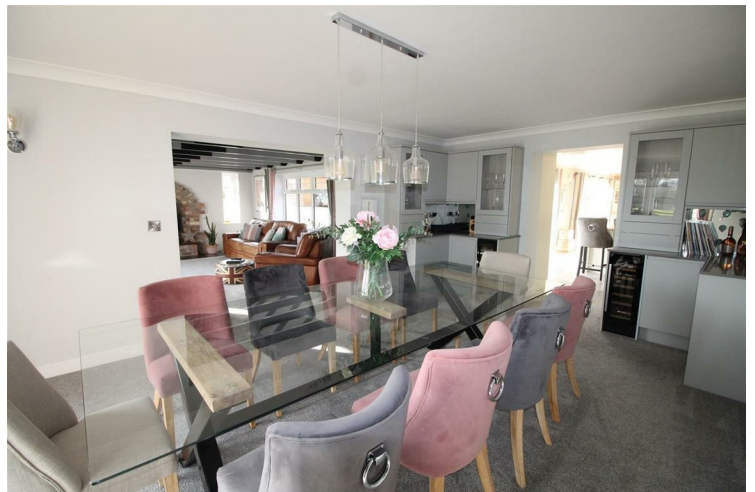
4.61m x 4.16m (15'1" x 13'7")

## Boot Room

2.63m x 2.40m (8'7" x 7'10")

## Cloaks/WC

2.63m x 2.23m (8'7" x 7'3")





### **Breakfasting Kitchen**

10.41m x 4.00m (34'1" x 13'1")

### **Dining Room**

5.92m x 3.97m (19'5" x 13'0")

### **Lounge**

5.53m x 4.37m (18'1" x 14'4")

### **Family Room**

6.96m x 4.64m (22'10" x 15'2")

### **Sitting Room**

5.52m x 4.57m (18'1" x 14'11")

### **Office/Study**

6.14m x 3.33m (20'1" x 10'11")

### **Laundry/Utility Room**

3.70m x 3.30m (12'1" x 10'9")

### **Wheelhouse/Bar**

8.08m x 7.90m (max.) (26'6" x 25'11" (max.))

### **First Floor Landing**

3.09m x 4.63m (10'1" x 15'2")

### **Master Bedroom Suite**

#### **Bedroom**

5.93m x 3.95m (19'5" x 12'11")

#### **Dressing Room**

7.16m x 4.62m (23'5" x 15'1")

#### **En-Suite**

3.14m x 4.60m (10'3" x 15'1")

#### **Bedroom Two**

4.25m x 4.62m (13'11" x 15'1")

#### **Walk-in Wardrobe**

2.38m x 2.28m (7'9" x 7'5")

#### **En-Suite**

2.36m x 2.23 (7'8" x 7'3")

#### **Bedroom Three**

4.61m x 2.91m (15'1" x 9'6")

#### **En-Suite**

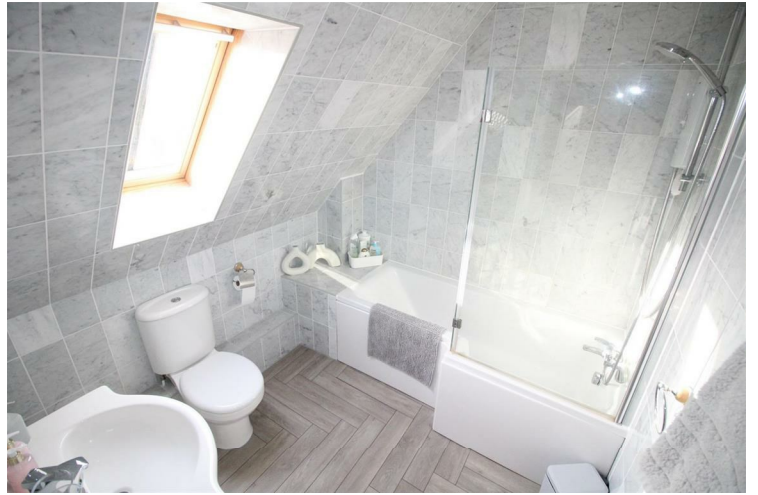
1.68m x 2.90m (5'6" x 9'6")





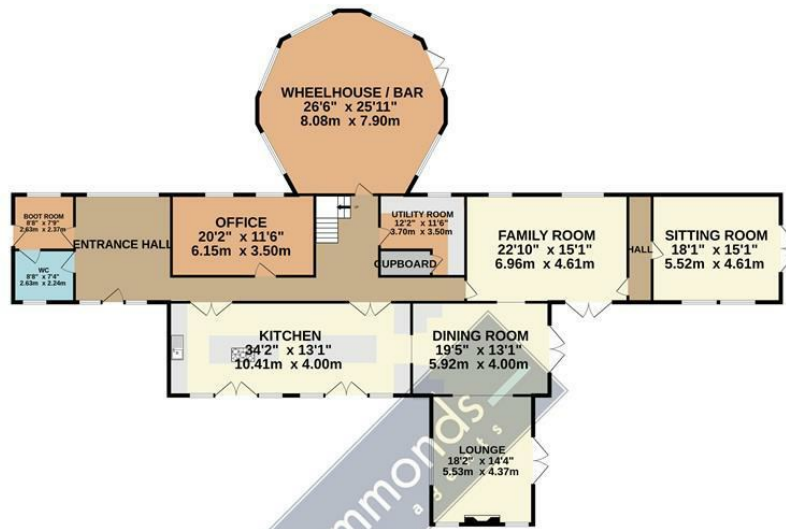








GROUND FLOOR  
3135 sq.ft. (291.3 sq.m.) approx.



1ST FLOOR  
1552 sq.ft. (144.2 sq.m.) approx.



TOTAL FLOOR AREA: 4687 sq.ft. (435.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## Additional Information

- Local Authority** - Stockton-on-Tees
- Council Tax** - Band G
- Viewings** - By Appointment Only
- Floor Area** - 4700.00 sq ft
- Tenure** - Freehold



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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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