

Thorn Side, Ingleby Barwick



Guide Price £595,000

IH INGLEBY HOMES





This outstanding 'Self-Build' property provides a rare purchase opportunity, and delivers approximately 2500sqft of floor space, within the superbly presented, expansive accommodation that is delivered to a fantastic standard throughout.

Only upon internal inspection will the true quality and space this impressive home has to offer be fully appreciated. Located within this more established 'Lowfield's' cul-de-sac, enjoyed by a range of other self-build houses and bungalows, a location synonymous with quality.

Boasting a large plot that will no doubt prove attractive, with large established rear gardens, a double detached garage - with extended rear workshop, extensive re-laid block-paved drive and coordinated re-laid frontage, within a gated, dwarf-wall enclosed front aspect. Also benefitting from fitted solar panels that take advantage of the different sunny aspects, providing the home owner with much reduced day-to-day running costs, and quarterly payments earned back from the grid.



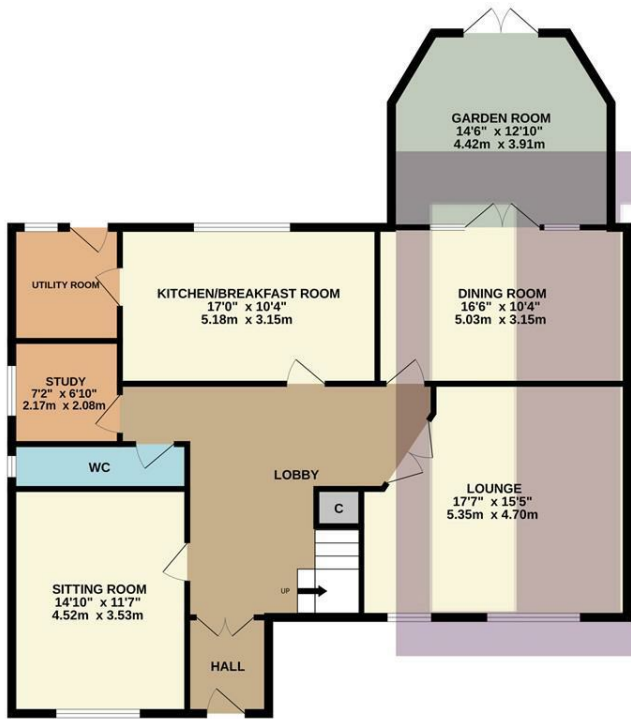
Internally, passing through the entrance hall you arrive into a fabulous lobby, with feature galleried landing, a stunning space that sets the standard for what's to come, with cloakroom/WC and study, off. The accommodation on the ground floor continues with a spacious lounge, separate sitting room, generous dining room, garden room, a superb fitted kitchen with utility off.

The equally impressive first floor brings four especially large bedrooms, all with robes and three with ensuite bathroom, the terrific 'Master' with walk-in robe and four-piece suite bathroom. Separate, feature family bathroom with four-piece 'Sanitan' suite and shower

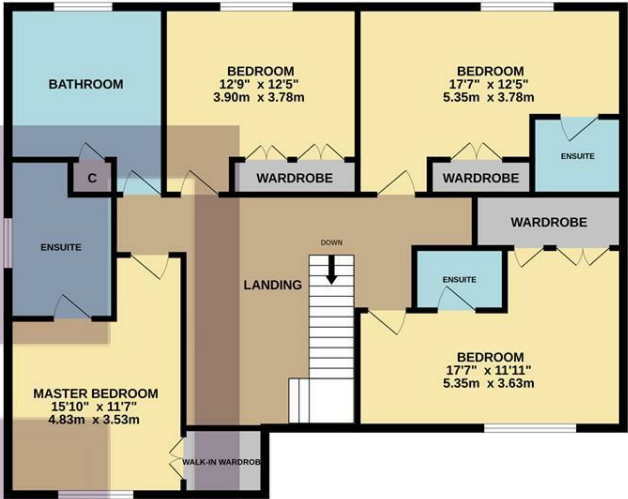
Ingleby Homes recommended.

The Layout

GROUND FLOOR
1327 sq.ft. (123.3 sq.m.) approx.



1ST FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 2533 sq.ft. (235.3 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	74	81			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: E
Tenure: Freehold



- A rare purchase opportunity within this desirable address
- Self-Build property delivering approx. 2500 sqft of living space
- Delivered to a superb standard and impressive throughout
- Multiple reception rooms, stunning lobby with galleried landing
- Envious plot with attractive generous gardens, double garage and re-laid drive/frontage
- Four large bedrooms, all with robes and three ensuite
- Ingleby Homes recommended



www.ingleby-homes.co.uk
01642 671025

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