



Craignook Edgefields Lane

Stockton Brook, ST9 9NS

Price £445,000



Welcome to Edgefields Lane, Stockton Brook – A Truly One-of-a-Kind Residence

Here at Carters we are delighted to present this exceptional home, nestled in the sought-after area of Stockton Brook. Perched on an elevated plot, this unique property boasts uninterrupted panoramic views over open countryside — a truly breathtaking setting for tranquil, modern living.

Step inside to discover a beautifully designed interior that seamlessly blends style and practicality. The ground floor offers a stunning open-plan living area, centred around a contemporary kitchen with integrated appliances and a sleek island — perfect for both everyday life and entertaining. A charming garden room extends the space further, offering a peaceful retreat to enjoy the surrounding scenery.

The crowning jewel of the home is the master suite, which occupies the entire first floor. This luxurious haven features a spacious walk-in wardrobe and a high-end en suite bathroom, offering complete privacy and comfort. Two additional well-proportioned bedrooms and a stylish family bathroom complete the accommodation.

Combining modern comforts with countryside serenity, this home is more than just a place to live — it's a sanctuary. With its thoughtful design, idyllic location, and stunning views, this is a rare opportunity not to be missed.

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Entrance Porch

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation.

Living Room

19'4" x 11'11" (5.89m x 3.63m)

UPVC double glazed bay window to the front elevation.

Gas fire with a wooden mantle, tiled hearth and stone surround. Coving to ceiling. Feature ceiling rose. Feature wall lights. Laminate flooring.

Conservatory / Garden Room

8'11" x 8'11" (2.72m x 2.72m)

UPVC double glazed windows to the side and rear elevations. UPVC double glazed entrance door to the rear elevation.

Insulated roof. Radiator. Tiled flooring.

Dining Room

12'11" x 11'11" (3.94m x 3.63m)

UPVC double glazed bay window to the front elevation.

Island with storage under and wooden work surfaces. Coving to ceiling. Feature ceiling rose. Feature wall lights. Access to the stairs having storage under. Radiator. Laminate flooring.

Kitchen

22'7" x 7'1" (6.88m x 2.16m)

UPVC double glazed entrance door to the side elevation. Two UPVC double glazed windows to the side elevations.

Fitted kitchen with a range of wall, base and drawer units. Solid wood work surfaces. Belfast sink with a mixer tap. Rangemaster cooker. Built in extractor fan. Integral dishwasher. Space for a fridge freezer.

Inner Hallway

Radiator.

Stairs and Landing

Velux roof light. UPVC double glazed window to the side elevation.

Eaves storage.

Bedroom One

31'5" x 12' (9.58m x 3.66m)

UPVC double glazed Juliet door to the side elevation. Two Velux roof lights.

Built in walk in wardrobe. Eaves storage. Radiator.

En Suite

7'11" x 5'8" (2.41m x 1.73m)

Velux roof light.

Shower enclosure. Pedestal wash hand basin. Low level w.c. Chrome heated towel rail.

Bedroom Two

13' x 11'10" (3.96m x 3.61m)

UPVC double glazed window to the side elevation.

Coving to ceiling. Radiator.

Bedroom Three

12'10" x 10'9" (3.91m x 3.28m)

UPVC double glazed window to the side elevation.

Recessed ceiling down lighters. Radiator.

Family Bathroom

8'11" x 8'1" (2.72m x 2.46m)

Four piece fitted bathroom suite comprising of; corner bath with hand held shower head, shower enclosure with body jets, pedestal wash hand basin and low level w.c. Tiled walls. Extractor fan.

Double Garage

18'2" x 17'10" (5.54m x 5.44m)

Electric up and over garage door. Entrance door to the side elevation. UPVC double glazed

window to the side elevation.
Power and lighting.

Exterior

To the front of the property, there is ample off-road parking for multiple vehicles, set against the backdrop of a charming historic stone wall. A secure gate opens onto a paved patio area, providing access to a spacious double garage.

Steps lead up to an elevated terrace that boasts far-reaching views, perfect for outdoor entertaining or quiet relaxation. The generous patio space is complemented by a delightful sun house, creating a versatile and inviting outdoor living area.

Additional Information

Freehold. Council Tax Band : C.

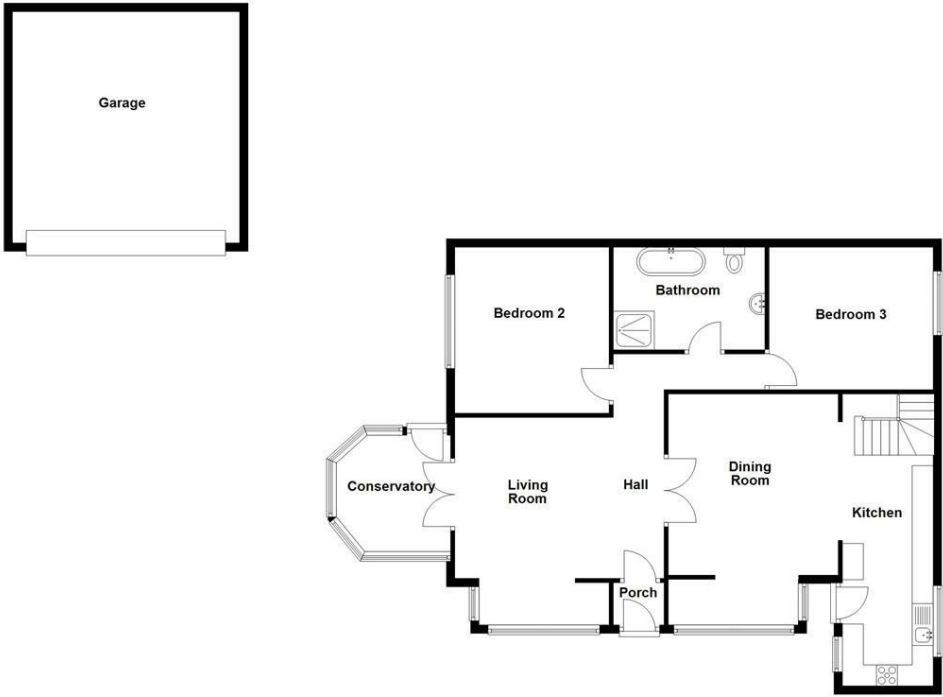
Total Floor Area: 947 Square Feet / 88 Square Meters.

Disclaimer

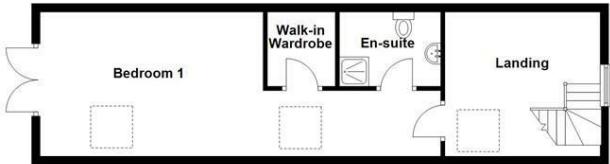
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Ground Floor



First Floor



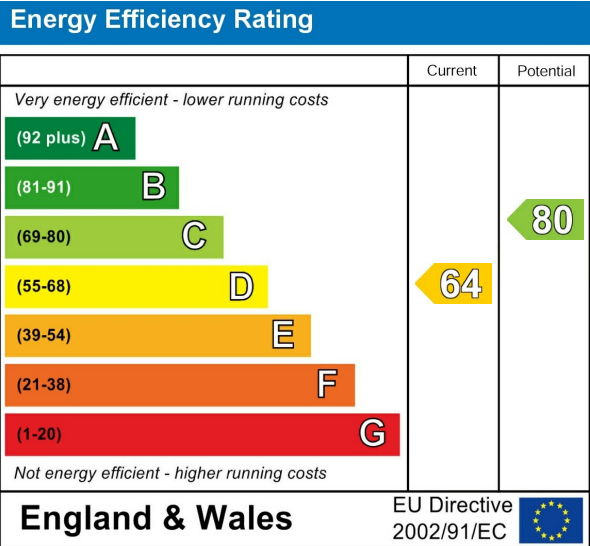
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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