

















# About this property...

Long Farm is a charming Grade II listed Detached Farmhouse nestled in the quaint village of Newby, offering a perfect blend of rustic character and modern convenience. Fully revamped and beautifully presented by the current vendors, this historic home retains its timeless appeal while boasting contemporary finishes throughout. With stunning Green Belt views to the front, it provides a peaceful countryside setting while still benefiting from easy access to Coulby Newham, Marton, and the vibrant market town of Stokesley. Ideal for those seeking a move-in-ready semi-rural retreat, this exceptional property comes with no forward chain.

### **Ground floor**

The ground floor features a welcoming hallway, a spacious farmhouse-style kitchen, perfect for country living. The cosy living room is warmed by a multi-fuel stove, while the separate dining room boasts an open fireplace, adding to the charm. A small study offers a quiet workspace, and the practical utility/boot room provides ample storage. Completing the layout is a convenient WC/Shower room, enhancing the home's functionality.

#### First floor

The first floor offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite for added privacy. A stylish family bathroom serves the remaining bedrooms, providing comfort and convenience.

### **Externally**

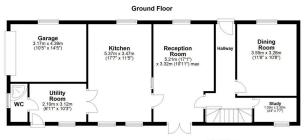
Externally, the property boasts a professionally landscaped, low-maintenance garden, perfect for enjoying the outdoors with minimal upkeep. The south-west facing aspect ensures plenty of sun throughout the day.

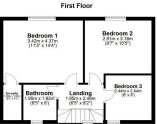
A garage provides additional storage.

## **General information**









- · Grade II listed Detached Farmhouse with rustic charm and modern updates.
- principal with en-suite, plus a family bathroom.
- · Professionally landscaped, low-maintenance garden with southwest-facing aspect.
- · Spacious farmhouse-style kitchen and two characterful reception rooms.
- Three bedrooms, including a Sash windows, enhancing the traditional aesthetic.
  - Excellent location with easy access to Coulby Newham, Marton, and Stokesley



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80)		
(55-68)	68	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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