



West Green, Stokesley, Middlesbrough, TS9 5BD

Offers Over £550,000



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Town meets country at this charming and impressive character home, situated in a priceless location overlooking West Green and close to the vibrant amenities of Stokesley.

At 42 West Green, you can enjoy a café culture and then retreat to your own piece of the country, which has extensive grounds of 0.6 acre, including: gardens, a separate paddock and off-street parking for multiple cars.

Here a stylish, warm and welcoming interior will greet you:

To the Ground Floor

Very spacious entrance hall with wooden floor, understairs cupboard and period style doors leading to all rooms, including a cloakroom/wc and utility room.

A delightful reception room with a beautiful bay window, with window seat and under storage, overlooking West Green and a multi-fuel burning stove, adding both warmth and charm, perfect for cosy evenings. With a blend of classic elegance and practicality, this room offers a welcoming atmosphere, ideal for relaxation and entertaining.

The traditional kitchen dining room is a cook's paradise and provides a rustic feel with stone floor tiles, integrated appliances and an island / breakfast bar. West facing French doors lead to the rear garden, while a window in the dining area has a leafy view of West Green.

To the first floor:

3 bedrooms – all with fitted wardrobes (what a bonus!) and a recently refurbished, beautifully designed bathroom with a bath and separate shower. The very spacious master bedroom is bright and airy with French doors and Juliette balcony to the rear and window to the front looking over West Green.





To the second floor:

A bedroom with a great range of fitted storage and windows flooding the room with light. Feeling away from it all, this space is a teenager's dream!

Externally:

This property has a pretty town garden to the front with double gates to the side leading to driveway.

To the rear, the gardens will take your breath away. They are extensive and beautiful, providing a fantastic outdoor space, complemented by multiple storage sheds for added convenience and parking for multiple cars.

Additionally, a small paddock offers versatility for a range of uses, with vehicle access, making this an ideal choice for families and downsizers alike who are seeking both comfort and functionality.

With excellent potential to extend, this home presents an exciting opportunity to further enhance its space and value – subject to planning and other necessary permissions.

Please note: Planning permission was granted to extend the property. This has now lapsed but could be re-applied for. The plans are available to view.



Location and Amenities

Stokesley is a charming and historic market town in North Yorkshire, nestled on the edge of the North York Moors. The town blends historic character with modern convenience, making it an attractive and sought after place for families, professionals and retirees alike.

Known for its picturesque setting, it features a traditional high street lined with independent shops, restaurants, cafés and local businesses. The town’s weekly market and monthly farmers’ market offer fresh local produce, adding to its vibrant community feel.

Stokesley also offers scenic walks along the River Leven, excellent schools, leisure centre and strong links to the A19, the coast and Northallerton, with its superb rail service.

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements.



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