



Riverdale House, Leven Bank, Yarm

Offers Over £1,100,000

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Welcome to Riverdale House – Standing in an exceptional setting at the top of a private road in a small executive development, offering surroundings that feel very rural. Stroll through the very large, secluded garden with which boasts a Tikki Hut for entertaining.

Beyond the garden gate, enter into your private woodland, where you can walk along the river where it is a haven for wildlife, or sit at the decked area by the river taking in the uninterrupted views. This is a setting most of us can only dream of.

Riverdale House is a rare find: a substantial, sophisticated and comfortable home in a private natural setting, with seemingly endless outdoor spaces, and yet just minutes from the vibrant centre of Yarm. With its versatile layout, dreamy self-contained guest suite and picturesque woodland, this property is a wonderful opportunity for families, nature lovers and those seeking the ideal balance of peace and proximity.

Built in 2009, and set within a private estate, this expansive residence is the largest property on the development, extending to approximately 4,392 sq. ft. and occupying a generous plot that extends to approximately 2.5 acres, including private woodland and direct river access with fishing rights.

Though surrounded by nature, Riverdale House lies just a five-minute drive from Yarm, giving you the best of both rural serenity and urban convenience.

Ground Floor Living

An entrance porch leads to a welcoming reception hall with grand central staircase. Doors lead from here to all main rooms, including the cloakroom/wc. There is underfloor heating throughout the ground floor adding warmth and luxury to every corner.

The spacious living room is a very inviting and comfortable space with a log burner, complete with log storage. Patio doors open onto a terrace, with a lovely outlook over the garden and providing a delightful area for evening drinks.





The second reception room overlooks the front garden and is currently used as an entertaining space as either a Games/Cinema room - complete with pool table and feature media wall.

The open-plan kitchen/dining room is the heart of the home and has been designed for everyday living, family gatherings and entertaining. Full width bifold doors open seamlessly onto a terrace, creating a perfect indoor-outdoor room. A gorgeous window seat overlooks the front garden and then style meets practicality with sleek quartz worktops, a large central island and integrated appliances comprising of a double oven / grill, induction hob, microwave and dishwasher.

Whether you're hosting summer gatherings or enjoying a quiet morning coffee, the elevated setting offers beautiful views of the landscaped garden — a truly sociable and special space.

A door leads from the kitchen to the utility room, which is fitted with a sink and range of storage cupboards with an additional cloakroom/wc.

Self-contained Guest Suite

With its own entrance door from the front, this dreamy, light filled and versatile space features: a living room with fitted storage cupboards, bedroom with mirrored wardrobes and smart shower room with sink, wc and shower. Perfect for guests or older relatives.





First Floor

A spacious landing has doors leading to all rooms and a staircase to the second floor

Overlooking the rear garden and woodland beyond, the master bedroom hosts a Super King bed with a large, luxurious feel, with fitted wardrobes and an indulgent en-suite with both bath and separate shower.

Also overlooking the rear, the second double bedroom has an en-suite shower and fitted wardrobe.

There are two further large double bedrooms on this floor—one currently used as a home office with desks and built in storage.

The main bathroom on this floor, has a window to the rear, a bath and separate shower.



Second Floor

This floor provides flexibility for larger families or guests. There is a landing with built in storage and doors leading to:

Two bright very large double bedrooms, with Velux windows and fitted storage. There is also a bathroom with bath, sink and separate shower.



Externally

Riverdale House is designed to make the most of its stunning surroundings.

A generous front garden with well-manicured lawn and extensive driveway. Multiple parking areas, including front garden driveway, in front of self-contained guest suite and additional gravel land to the side of the property.

To the rear there is a large and mature garden with lawned areas, mature trees and shrubs. Designed for relaxation and entertaining, there is a patio area complete with a Bluetooth-enabled luxury hot tub. An impressive and very pretty Tiki Hut provides a covered, round seating area for 8, that has heating and an outdoor TV and allows you to eat outside in all weathers.

Gates lead from the garden down to a approximately 300m river walk, which takes you through the nature and private woodland, stop off at the decking area where you can do some fishing, paddling or simply sit by the river and unwind.





Location and Amenities

In a picturesque setting - with outstanding schools, excellent transport links, superb shops and eateries, the market town of Yarm is ideal for families, professionals, retirees and commuters alike.

There is a beautiful Georgian high street lined with independent shops, restaurants and cafés, all set against the backdrop of the River Tees, which runs through the town, offering scenic riverside walks and a peaceful atmosphere.

Yarm is known for its schools, including both state and private options. Yarm School is one of the top-performing independent schools in the Northeast. Conyers Secondary School has a strong reputation with a modern sixth-form centre and Egglescliffe School and Sixth Form College which is rated outstanding with Ofsted. There are also a number of highly rated primary schools, including Levensdale Primary, Layfield Primary and Egglescliffe CE Primary (in nearby Eaglescliffe).

Incredibly well-connected for commuters, Yarm Railway Station has direct trains to Middlesbrough, Darlington, York and Leeds. There is also easy access to the A19 and A66 — making commutes to Middlesbrough, Stockton and even Newcastle convenient. Teesside International Airport is close by, ideal for regular business travel or holidays. Darlington Railway Station has services to Edinburgh, Newcastle, York and London Kings Cross.

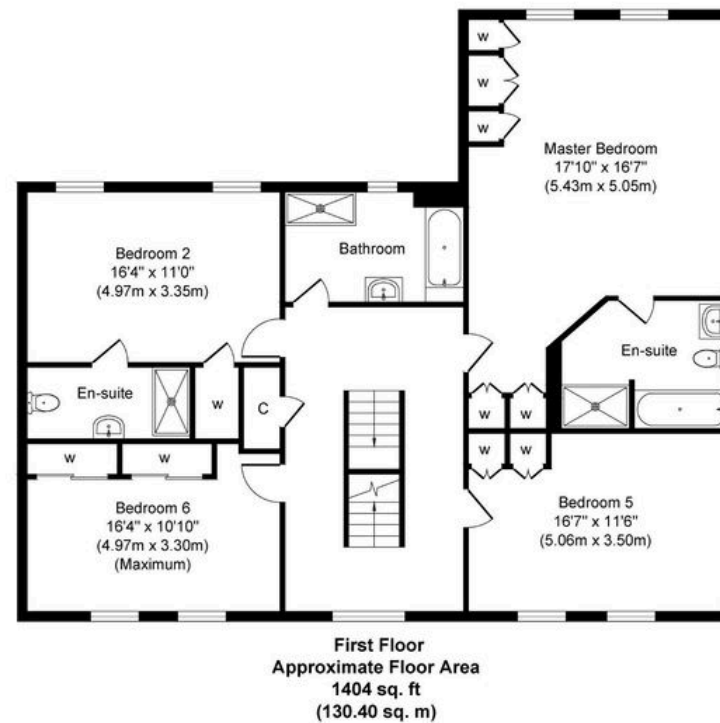
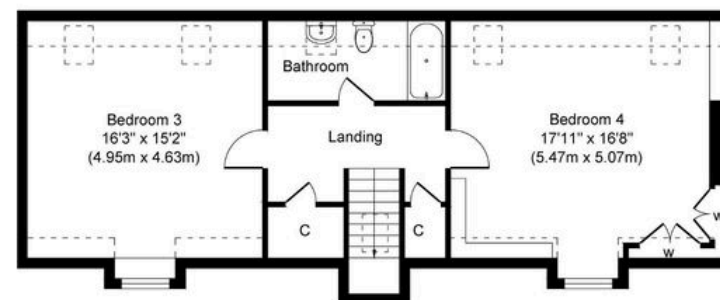
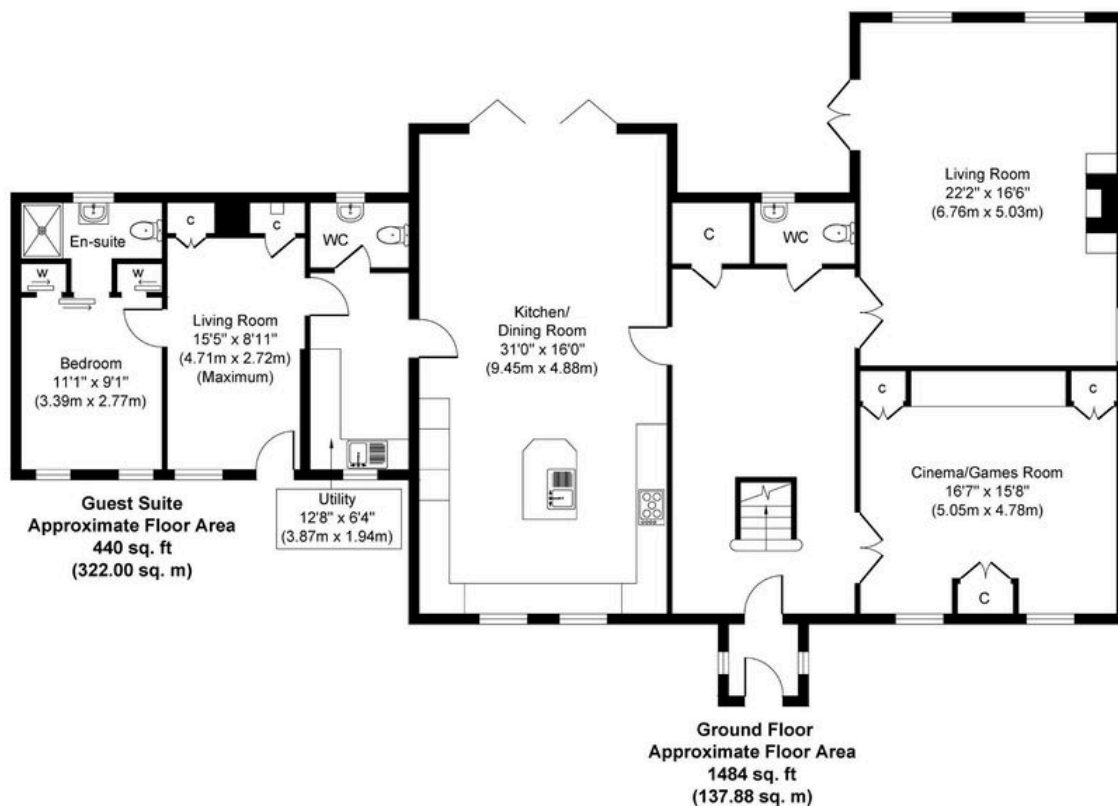
Approximate Distances

Teesside International Airport 7.2 miles;
Middlesbrough 8.3 miles; Darlington 12.3 miles;
Newcastle 43.1 miles; Harrogate 43.5 miles,
York 43.8 miles.

Freehold. Council Tax G. Oil Central Heating

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission.

www.kathrynbarrestateagents.co.uk

Holme Lane, Seamer
North Yorkshire, TS9 5LL

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Kathryn Barr Estate Agents Ltd, Company number 16225259 is registered in England at office Holme Lane, Seamer, North Yorkshire TS9 5LL
Member of Property Redress Scheme, membership number PRS050432

Tel: 01642 798707
kathryn@kathrynbarrestateagents.co.uk