



Ingleby Hill Farm Heddon Grove, Stockton-On-Tees TS17 0HU

welcome to

Ingleby Hill Farm Heddon Grove, Stockton-On-Tees

Manners and Harrison are excited to bring to the market this extensive and impressive Early C19, Late Georgian, Grade II Listed Farmhouse. Along with outstanding adjoining one bedroom SELF CONTAINED ANNEX plus a DETACHED THREE BEDROOM purpose built BARN STYLE PROPERTY.

Entrance Hallway

Entered via solid hardwood door to front elevation, traditional style radiator and stairs to first floor landing,

Reception Room One

15' 8" x 14' 10" (4.78m x 4.52m)

Two double glazed hardwood traditional style sash windows to front elevation, two radiators, open coal fire with feature surround and original coving to ceiling.

Dining Room

15' 8" x 10' 7" (4.78m x 3.23m)

Two single glazed hardwood windows to rear elevation, original cast iron radiator, open coal fireplace with feature surround, under stairs storage cupboard and built in book shelves.

Reception Room Three

16' 6" x 14' 5" (5.03m x 4.39m)

Two single glazed hardwood windows to front elevation, hardwood flooring, open coal fireplace, original coving to ceiling and two radiators.

Passageway

Storage cupboard.

Kitchen / Dining Area

38' 2" x 16' 5" max (11.63m x 5.00m max)

Fitted with a good range of farm house style hardwood wall and base units, space for range master oven, two under counter fridges, terracotta tiling to floor, spotlights to ceiling, two windows to side elevation, two radiators, Belfast double sink and doors to separate utility room and ground floor cloakroom/WC.

Utility Room

6' 4" x 5' 7" (1.93m x 1.70m)

Plumbing for washing machine, space for under counter freezer, Ideal Combi boiler, single glazed window to side elevation and spotlights to ceiling.

Ground Floor Cloakroom/ Wc

WC, spotlights to ceiling, extractor fan, wash hand basin and radiator.

First Floor Landing

Door into inner passageway.

Passageway

Radiator. Door into master bedroom and bedroom four.

Grand Bedroom One

16' 6" x 19' (5.03m x 5.79m)

Dual aspect. Four single glazed sash windows to side elevation and two radiators. Archway into walk-in wardrobe and en-suite area.

En - Suite

Two single glazed sash windows to front and side elevation, walk-in waterfall style shower, spotlights to ceiling, chrome ladder style contemporary towel warmer, wash hand basin and WC.

Bedroom Two

13' 5" x 9' 5" (4.09m x 2.87m)

Two windows to front elevation and two radiators.

Bedroom Three

10' x 7' 3" (3.05m x 2.21m)

Window to front elevation.

Bedroom Four

12' 3" x 10' 7" (3.73m x 3.23m)

Double glazed window to side elevation and





radiator.

Bedroom Five

15' 2" x 14' 6" (4.62m x 4.42m)

Two original single glazed hardwood windows to front elevation and fitted wardrobes.

Grand Bathroom One

14' 8" x 10' 5" (4.47m x 3.17m)

Two double glazed sash style windows to rear elevation, two traditional cast iron radiators, two storage cupboards, decorative bristan colonial wash hand basin, bidet, WC, roll top free standing bath, hardwood panel to walls, traditional towel warmer and extractor fan.

Second Floor Landing Kitchen/ Living Room

15' 2" max x 21' 3" max (4.62m max x 6.48m max)

Two Velux style double glazed windows to rear elevation and a further double glazed window to front elevation, Belfast sink, radiator,

Shower Room

Velux style radiator to rear elevation, walk-in waterfall style shower, chrome towel warmer, vanity wash hand basin, WC and original beams.

Bedroom Seven

8' 3" x 9' 9" (2.51m x 2.97m)

Double glazed Velux style window to rear elevation, spotlights to ceiling and old fashioned radiator.

Bedroom Six

7' 10" x 9' 8" (2.39m x 2.95m)

Double glazed window to rear elevation, spotlights to ceiling and traditional column style radiator.

Bedroom Three

16' 6" x 13' (5.03m x 3.96m)

Velux style window to front elevation and traditional style radiator.

Bedroom Nine

7' 4" x 8' 6" max (2.24m x 2.59m max)

Double glazed Velux style window to front elevation and radiator.

Annex

Kitchen/ Living Area

21' 7" x 12' 7" (6.58m x 3.84m)

All open plan. Kitchen area with a good range of shaker style wall and base units, hardwood worktops, Belfast sink, integrated electric hob, electric oven, chimney style extractor fan and spotlights to ceiling.

Bedroom

9' 7" x 14' 9" (2.92m x 4.50m)

Double glazed hardwood window, radiator and loft access which is fully boarded out.

En - Suite Bathroom

Double glazed hardwood window, L shaped bath with overhead waterfall style shower, vanity wash hand basin and chrome ladder style towel warmer.

Detached Barn Style House

Entrance Hall

Hallway / Kitchen / Lounge

28' 11" max x 42' 8" (8.81m max x 13.00m)

Hallway is entered via door to front elevation, two double glazed windows to front and side elevation, spotlights to ceiling and oak style stairs to first floor landing. Open plan area into kitchen/lounge. Kitchen area with a range of contemporary shaker style wall and base units, breakfast bar, integrated double Belfast sink, electric hob and oven and extractor fan. Two double glazed aluminum windows to front and side elevation, two traditional style radiators, TV and telephone point and marble flooring. Archway into utility room.



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welcome to

Ingleby Hill Farm Heddon Grove, Stockton-On-Tees

- DETACHED FARMHOUSE C19 LATE GEORGIAN
- ADDITIONAL DETACHED BARN STYLE PROPERTY
- NINE BEDROOMS TO FARMHOUSE ALONE
- ABUNDANCE OF ORIGINAL FEATURES INCLUDING OPEN FIREPLACES
- GRAND ENTRANCE HALLWAY

Tenure: Freehold EPC Rating: C

offers over

£1,295,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk