



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

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## **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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## 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 ENTERANCE HALLWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

**£1 295 000**



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