



Whinney Hill, TS21 1BG
4 Bed - Bungalow - Detached
£800,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: E



**SMITH &
FRIENDS**
ESTATE AGENTS

Whinney Hill

Stockton-On-Tees TS21 1BG

Let your new chapter begin here.

Welcome to Glenesk, a hidden gem nestled within approximately 3 acres of idyllic grounds, offering a lifestyle of peace, and privacy, Tucked away in the serene countryside along Darlington Back Lane, this enchanting dormer bungalow is no ordinary home — it's a statement, and a dream waiting to be lived.

A private gated entrance leads you up a sweeping driveway, embraced by nature and surrounded by open skies, with space to park multiple vehicles with ease. With two separate access points and mature, well-kept land, the property offers both exclusivity and potential in equal measure. Step inside and feel instantly at home.

The elegant L-shaped entrance hallway sets the tone, inviting you into beautifully reimagined spaces that blend timeless charm with modern sophistication. Every corner of the home has been thoughtfully refurbished by the current owner to an exceptional standard, offering a perfect balance of style and comfort. The heart of the home is the stunning open-plan kitchen and living area — a light-filled space designed for connection and comfort, complete with a high-spec modern kitchen and a cosy log burner. Leading into the generous utility room and cloakroom.

The current layout is flexible and inviting, featuring three bedrooms on the ground floor — one with an en-suite — while the upper level offers a spacious bathroom and an additional bedroom, currently used as an office.

Outside, the possibilities are endless. The extensive grounds invite long walks, garden parties, or simply quiet moments. A standout feature is the impressive 31'9" x 36'7" outbuilding — a space brimming with potential to be transformed into a separate dwelling (subject to planning permission).

Location: Set beside the picturesque "The Hidden Oak" wedding venue and within easy reach of nearby villages, Glenesk offers rural charm without compromise.

Viewings are by appointment only through Smith & Friends Estate Agents – 01642 607555.











ENTRANCE HALLWAY

Front door, flooring, stairs to upper level, double glazed window to side aspect, spot lights, two radiators, storage cupboard.

LOUNGE

Double glazed doors to rear aspect, double glazed window to side aspect, two radiators, carpet flooring.

DINING AREA

Open plan with hallway

KITCHEN

Skyline central island breakfast bar, wall radiator, double glazed double doors to rear aspect, built-in microwave and oven, induction hob.

SECOND RECEPTION ROOM

Open plan with kitchen, double glazed window to side aspect, log burner, coved ceiling, spot lights, radiator.

UTILITY

uPVC side entrance door, flooring, partly tiled, double glazed window to rear aspect, radiator, wall and base units, sink, loft access.

CLOAKROOM

Fully tiled, double glazed window to rear aspect, flooring, WC, wash hand basin.

BEDROOM

Double glazed window to front aspect, carpet, fitted storage cupboard, spot lights, two radiators.

EN SUITE

Walk-in shower, wash hand basin, WC, spot lights, fully tiled, heated towel rail, double glazed window to side aspect.

BEDROOM

Double glazed window to front aspect, fitted wardrobes, carpet flooring.

BEDROOM

Double glazed window to front aspect, carpet, double glazed window to side aspect, spot lights.

LANDING

Carpet flooring, spot lights, skylight double glazed window.

UPPER LEVEL

BATHROOM

Double glazed window to front aspect, spot lights, storage cupboard, walk-in shower, wash hand basin, WC, tiled flooring. heated towel rail.

BEDROOM/OFFICE

Carpet flooring, storage and double glazed windows.







Approximate total area⁽¹⁾

2028 ft²
188.4 m²

Reduced headroom

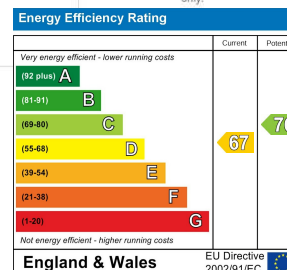
137 ft²
12.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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