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WHITESMOCKS THE GREEN
GREAT STANTON | TS21 1NA

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Whitesmocks is a prime property, in an equally beautiful setting, that has undergone a complete refurbishment to enhance its many original features within a stylish modernisation.

The work has exposed beams, brick and stonework and original fireplaces to offer plenty of rural character, yet these have been combined with a luxury bathroom, a fabulous country-style kitchen and contemporary décor that's warm and welcoming.

Believed to date back the 1700s, making it one of the oldest properties in the sought-after village of Great Stanton, the renovation has brought it very much into the 21st century. A biomass boiler and heating system has been installed. Importantly, it ensures a modern and energy efficient central heating system, which is supported elsewhere in the property by a new damp-proof course, rewiring and heritage two-tone windows throughout. Recently installed solar panels and storage batteries also support the running costs.

From new ceilings to Karndean parquet-effect herringbone flooring in the hall and dining room and solid oak panelled doors with some handcrafted ironmongery, no stone has been left unturned in creating a truly beautiful home.

The ground floor living accommodation is spacious and bright, beginning with the hall that leads straight through the house to the private garden at the back. To the right of the hallway is a small cloakroom and access to the the dining room, with a stove in a brick illuminated inglenook and alcove book shelves, which is conveniently open plan to the breakfasting kitchen. Here, the cream units are complemented by black granite worktops, a black range cooker and travertine flooring. Both these rooms have views front and back. A back door from the kitchen leads out to the stone patio for outdoor dining, sheltered by a hedge.











CONT

To the left of the hallway is a stunning lounge with two sets of French doors to the terrace. An extremely attractive room, it is both cosy thanks to the substantial timber beams and stone inglenook fireplace housing a log burning stove, , Also light and airy with the twin French doors naturally dividing the room into two, perhaps seasonal, sitting areas. Throwing open the doors to the Yorkshire stone paved terrace in summer creates a superb entertaining space with the brick garden wall providing shelter and creating a south-facing sun trap. Stone steps lead down to the lawn, with lovely countryside views over the garden fence beyond.

The views are shared from the first floor by all three of the thoroughly charming double bedrooms.

The master bedroom is full of character and charm thanks to interesting roof lines and, along with the third bedroom, has a fireplace. The second bedroom is dual aspect and comes with fitted wardrobes and an old school radiator.

The family bathroom has been stylishly refurbished with chrome fittings, part panelled walls and a freestanding cast iron bath, a separate shower room is equipped with a mains fed shower and stone basin.

The tasteful style of the interior even extends outside where an oak frame car port has been added to the side of the property with a block paved floor and stable doors that lead into the garden and on to a timber workshop. The pretty garden has well maintained planted borders, neat shrubs, trees and a manageable lawn, complemented by a small greenhouse and raised vegetable beds.

LOCATION

Located approximate mid way between Darlington, Stockton-On-Tees and Sedgefield, Local shops are available in nearby Middleton St George, Sedgefield and Newton Aycliffe with the nearest primary school just under 2 miles away.

Homes in Great Stainton are highly sought after, thanks to the rural setting, with opportunities for horse riding and walking combined with the close proximity to Darlington and excellent transport links via the A1 (M).

AGENTS NOTES

- * Everest UPVC Double Glazed windows
- * EER D6I
- * Darlington Council Tax Band E Annual price £2,761
- * Hi speed internet connection available by starlink.
- * Convection solar panels assisting with heating of hot water
- * Further solar panels fitted to main roof providing 5KW output
- * Battery storage of 12KW
- * Car port with EV charging point
- * Pellet 'OKOFen' biomass heating system via radiators
- * Dry zone damp proof course
- * Recently re-roofed with lead to dorma window to rear
- * Mains drainage
- * Potential for further development/extension
- * Flood risk : none

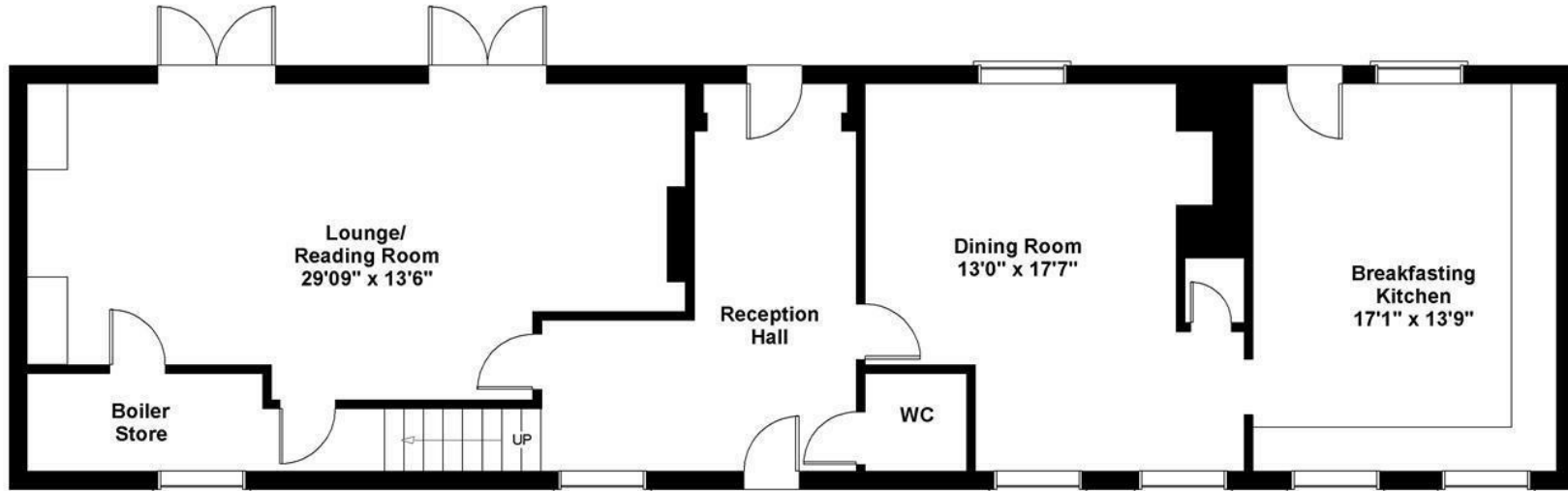
VIEWINGS

Via: Robinsons Regency & Rural

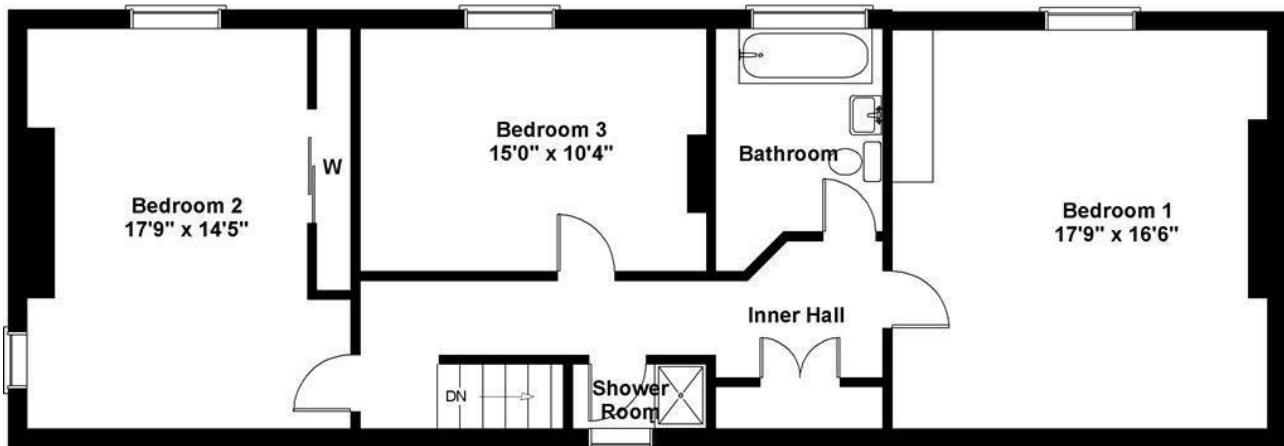
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Whitesmocks, Great Stainton



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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