



The Paddock

Stainsby Grange, Thornaby



RobinJessop

The Paddock

Stainsby Grange, Thornaby TS17 9AB

A Fabulous & Unique Detached Five Bedroom ECO Home Offering Fantastic Lateral Space & A Stylish Interior Whilst Sitting on a Substantial Plot of Approximately 0.5 Acres. **THE PROPERTY BENEFITS FROM POTENTIAL TO PURCHASE SOME ADJACENT PADDOCKS IN ADDITION TO THE HOUSE (SUBJECT TO AND BY SEPARATE NEGOTIATION)**

- Five Double Bedrooms
- Dan Wood Energy Efficient Eco-Home
- Contemporary Interior
- Two Car Ports & Triple Garage
- Off Street Parking for Multiple Cars
- Offers In Excess of £650,000

SITUATION

Thornaby is within easy commuting distance of the A.19 and A.66 making the larger centres of Middlesbrough, Darlington, Sunderland and Newcastle within a short drive.

Middlesbrough 4.8 miles, Norton 5.2 miles, Darlington 14.6 miles, Saltburn by the Sea 16.7 miles (all distances are approximate).

The Paddock is situated on the edge of Thornaby and conveniently located between two towns of Middlesbrough and Stockton where there is a full range of facilities and services. Middlesbrough also has a railway station which provides direct trains to London.

INTRODUCTION

This fabulous, timber framed, detached family home is situated on the periphery

of Thornaby and offers a fabulous lateral space whilst sitting well in approximately 0.5 acres. The property is being sold chain free and early viewing is advised.

DESCRIPTION

The ground floor of the property consists of a contemporary entrance filled with light leading onto a stunning open plan reception room with adjoining modern kitchen, integrated appliances, a separate utility room, downstairs WC and a separate summer room which can also be utilised as a guest bedroom.

Upstairs, the property consists of four charming double bedroom; the master suite with spacious walk-in wardrobe and contemporary en-suite facilities and two of the guest bedrooms with an attractive balcony, and a further modern family bathroom.

Externally, the property benefits from a substantial landscaped garden at the rear which is ideal for al-fresco entertaining, a spacious studio, ample garden storage, a triple garage, two car ports and off-street parking for multiple cars.

In terms of energy efficiency, the property benefits from triple glazing throughout, underfloor heating which can be controlled in individual rooms and an air-source heat pump. Furthermore, the property benefits from a comfo-cool system which enhances the quality of the air within the property.

GENERAL REMARKS AND STIPULATIONS

Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

Tenure

The property is freehold with vacant possession will be given upon completion.

Council Tax
Band F.

Services

Mains water and mains electricity. Klargester Waste Treatment System. Ground Source Heating. Comfo-cool Ventilation System.

Broadband

Connection available.

Boundaries

The boundaries are shown edged red on the plan within this brochure.

Fixtures & Fittings

Only those fixtures described within the brochure are included in the sale.

What3words

Every square metre in the world has been given a unique combination of three words. A free app is available on iOS and Android smartphones and using the unique sequence of words below, you will be able to pinpoint the property
[///fame.sharp.survey](http://fame.sharp.survey)

Method of Sale

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion.

If after viewing the land you are seriously interested, then please register your interest with the office so that we can keep you informed of how we intend to conclude the sale.

Offers

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirming in writing.

Money Laundering Regulations

Please note that if you are a successful purchaser, you will be required legally to provide two forms of identification and proof of funds / finance upon acceptance of your offer. These will need to be provided in the office or verified by a solicitor and send accordingly to comply with AML Regulations.

Useful Addresses

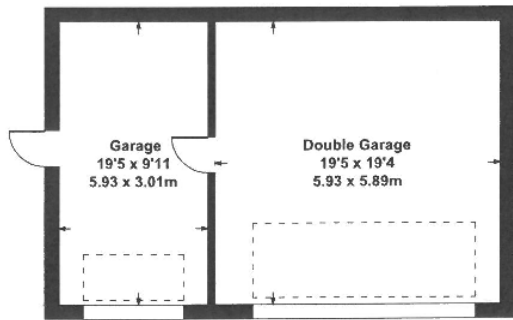
Local Authority

Middlesbrough Borough Council, PO Box 500, Middlesbrough TS1 9FT. Tele: 01642 245432

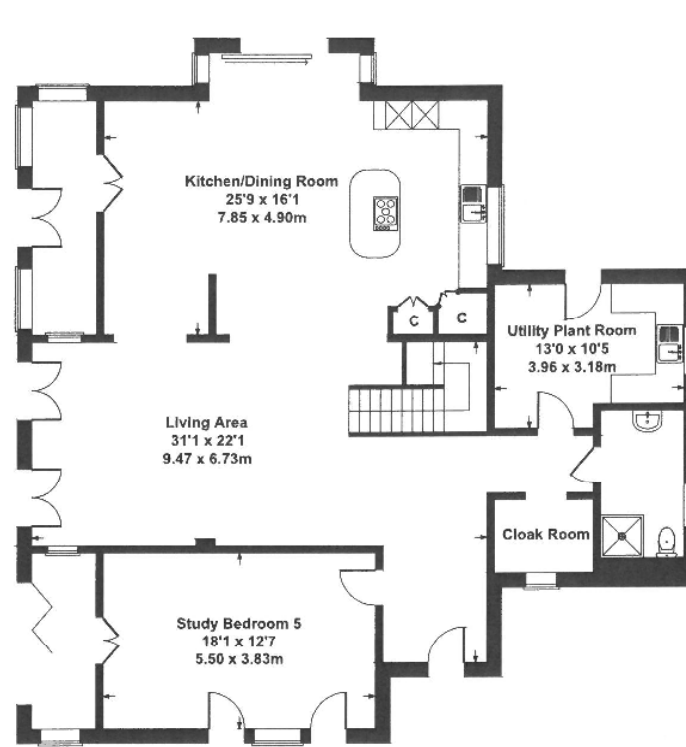


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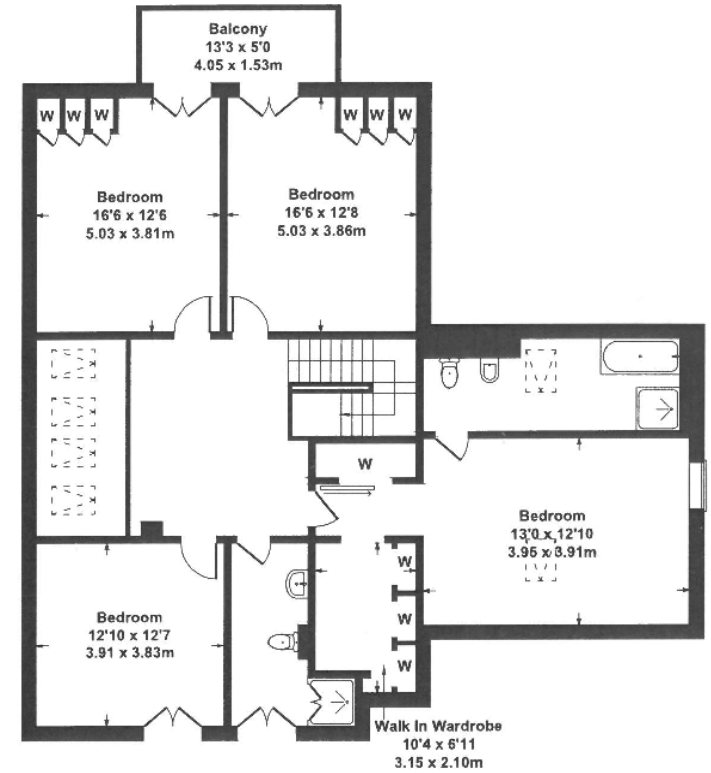
Approximate gross internal area
 Main House - 286 sq m - 3078 sq ft
 Outbuilding - 54 sq m - 581 sq ft
 Total - 340 sq m -3659 sq ft



GARAGE



GROUND FLOOR

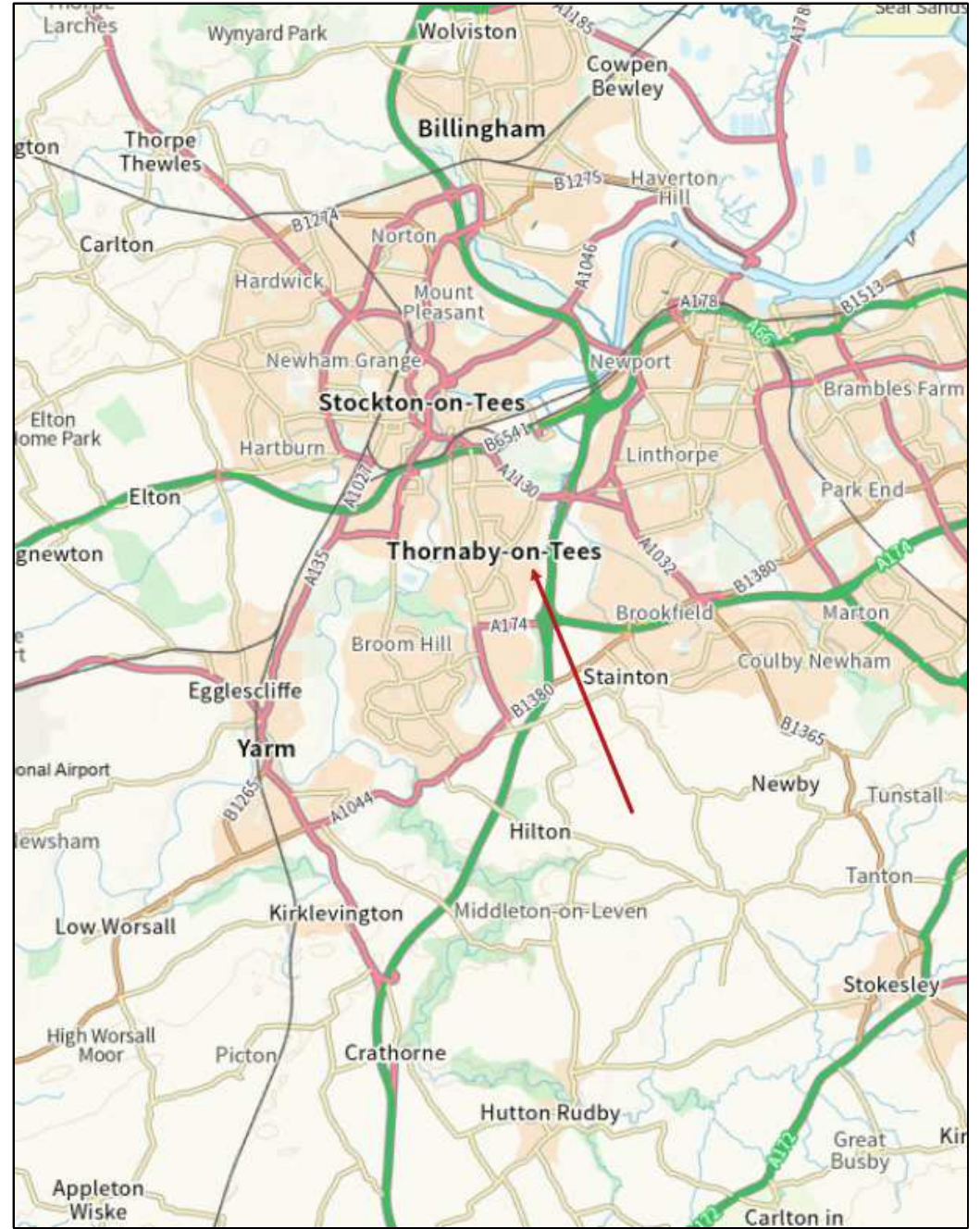


FIRST FLOOR

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. 2023





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