



Longfield House, Newby

Guide Price £975,000



## Longfield House, Newby

Escape to the country. Welcome to Longfield House in Newby, an impressive country house, in private grounds of approx. 1.7 acres, with stunning open views across the gardens and surrounding fields. Equally suited to a classic English country interior or a contemporary one, here you can just move in or unleash your design flair and create a forever home, perfect for the way you live. With family at the forefront, this residence offers spacious and versatile accommodation (which has to be seen to be truly appreciated).

There is also a stylish, two storey, guest suite (accessed from the main house and from its own patio doors), with one en-suite double bedroom, living room and dining kitchen, making it ideal also for multi-generational living.

The approach is grand and perfectly in keeping, with wrought iron gates leading you to an impressive driveway - surrounded by mature trees and generous lawns. The west facing rear garden has a lawn that seemingly goes on forever, giving the house its name, and joining onto open fields.

The location is perfect for commuting and enjoying all that this amazing area has to offer. Arguably Longfield House provides the best of all worlds.

### Ground Floor - Generous Open Porch

Setting a country scene for this special house. With canopy and front door to:

### Entrance Vestibule

Creating an immediate sense of space and light and perfect for muddy dogs and boots. With tiled flooring, windows to either side and door to:

### Entrance Hall

With a lovely yet practical wooden floor, space for furniture, staircase to the first floor, useful under-stairs cupboard and access to the main ground floor rooms.





## Living Room

A very comfortable, spacious reception room with dual aspects. Elegant, generously proportioned and filled with natural light from a large bow window to the front and French doors opening to the rear garden, providing the most delightful open views. An open fireplace forms a charming focal point, with a grand marble surround and granite hearth. A connecting door provides access to the annexe sitting room.

## Open Plan Kitchen + Dining

The heart of the home, a wonderfully sociable space where everyone will relax instantly. There are areas for cooking and dining – with spaces for both smaller numbers and for larger gatherings. The impressive kitchen area is beautifully appointed, with a wide window overlooking the garden and creating a well-lit space. There is an extensive range of wall and base units - with elegant, rounded edges, and including cupboards and drawers, a dresser style unit with open and glass fronted shelving and an island providing additional workspace and spacious breakfast bar. All of this is complemented by quartz worktops and integrated appliances, including oven and grill, dishwasher, fridge freezer and microwave, alongside a ceramic hob with extractor. The space flows seamlessly into the dining area. Doors lead through to the snug; and to the boot room, utility and cloakroom/wc.



## Dining Area

Perfect for everyday and for entertaining, with leafy views across the grounds to the front.



**Snug** – accessed from the kitchen, this cosy hideaway with very attractive wooden floor, provides a peaceful retreat, or offers a family room, playroom or home office. A wide window has a charming view over the garden and a door leads out to a rear patio.

**Boot Room** – with stunning porcelain floor and providing an area for coats and boots. Doors to the utility room and cloakroom/wc, plus a part glazed door with glass side panels conveniently leading out to the driveway.

**Utility Room** –space for laundry appliances and equipment, window to the side, porcelain floor and central heating boiler.

**Cloakroom/wc** – sleek with porcelain floor, wash basin in wall hung unit with storage, and window to the side.

## First Floor

The first-floor is extremely flexible, as you will see when you view. The landing provides access to a boarded loft, and useful linen cupboard. Doors lead to all rooms.



**Principal Double Bedroom** - positioned to the front of the property and enjoying pleasant open views across the grounds.

**Double Bedroom Two** - another generous room with a large front-facing window and providing access through to the annexe accommodation, if required.

**Double Bedroom Three** – a particularly delightful room with views over the rear garden and open fields beyond, and benefitting from fitted wardrobes.

**Double Bedroom Four** – currently arranged as a single, this room is also positioned to the rear, and enjoys the lovely open views. With fitted wardrobes and the bonus of a built-in vanity unit with wash basin.

**Bedroom Five** - a well-appointed single bedroom with built-in storage and a front-facing window overlooking the grounds.

**Family Bathroom** - fitted with a four-piece suite comprising a jacuzzi bath, corner shower, pedestal wash basin and wc.



The room is fully tiled and includes a ladder-style radiator and high-level rear window.

## Guest Suite

This two storey guest suite is dreamy and provides outstanding additional living space with lovely views. Offering superb flexibility, it is accessed from the main house and also, for privacy, via its own patio doors. It also benefits from its own staircase. Beware though...your guests (or kids) might never leave! Featuring:

### Ground Floor - wooden flooring throughout

**Sitting Room** - bright and inviting, with French doors opening onto the rear garden and windows allowing light to flood into the room. Doors to the main house and to:

**Dining Kitchen** - stylishly fitted with high-gloss wall and base units complemented by granite worktops. Integrated appliances include an oven, ceramic hob with extractor, dishwasher and microwave. A window to the front enjoys delightful green views and a door leads into:





## Inner Hallway

Staircase to the first floor and door to:

## Cloakroom/wc

Wash basin, low level wc and frosted window to the front.

## First Floor

### Double Bedroom

A bright and spacious dual-aspect room with beautiful views. Inter-connecting door to the main house and a door to:

### En-suite

Finished to a high standard and comprising: bath with shower over, vanity unit providing excellent storage and fitted with wash basin and wc. The room is fully tiled and features a ladder radiator and frosted window to the front.

## Externally

### Front Garden

Longfield House has a magnificent approach. A walled and gated entrance leads to a sweeping block-paved driveway, providing ample parking and access to the garage. The front garden is quintessentially English country, with extensive lawns, outstanding mature trees and established borders, creating an attractive and private setting.

### Detached Double Garage

With two separate doors, side window and rear access door. Above the garage is additional loft storage, accessed via a ladder, and benefitting from two Velux windows.

### Rear Garden

West-facing, with a substantial patio area for outdoor dining and enjoying the sunshine. Beyond lies an extensive lawn, with mature trees, including a long field which, charmingly, gives the property its name, Longfield House.

## Location and Amenities

Newby is a country village with community and a picturesque green at its heart. It is the perfect choice for those seeking a rural life that is also close to fine restaurants, independent shops, good schools & commuting links. The Village Hall is a vibrant hub for the community, holding seasonal fairs & regular events including monthly afternoon teas; evening social get-togethers and book club plus ceilidhs, quiz nights & Burns Night. This well-equipped hall is available for hire.

McQueens Dairies advertise the delivery of milk, yoghurts, bread, juices & eggs to Newby residents, while the Georgian market town of Stokesley is just 3.2 miles away with its high street lined with independent shops, restaurants, cafés and local businesses, also supermarket & leisure centre, together with a weekly market & monthly farmers' market.

**Nearby:** Cherry Hill Garden Centre - 1.3 miles away, with activities for little ones & café serving breakfast, lunch & afternoon tea; the highly rated Middlesbrough Golf Club - 1.9 miles away,

which also welcomes non-members to their scenic Clubhouse. There is also: Chadwicks Inn, Maltby – a Michelin & AA awarded fine dining country pub; The Sporting Lodge Hotel, Stainton Village with fitness centre, spa & pool, and the Stewart Park Parkrun, every Saturday at 9am.

**Schools:** There is an excellent selection of well-regarded primary & secondary schools in the area, including an independent school in Yarm. A school bus runs to Stokesley.

**Approximate Distances from Longfield House:**

Stokesley 3.2 miles; Great Ayton (shops, eateries, Roseberry Topping) 5.4 miles; Middlesbrough (theatre, museum, parks, shops, eateries) 7.3 miles; Yarm (river walks, independent shops, eateries) 7.5 miles; Teesside Park (eateries, shops, leisure) 7.5 miles; Teesside International Airport 12.3 miles; Redcar Beach 12.7 miles; Newcastle 45.5 miles; York 45.5 miles.

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Holme Lane, Seamer  
North Yorkshire, TS9 5LL



Kathryn Barr Estate Agents Ltd, Company number 16225259 is registered in England at office Holme Lane, Seamer, North Yorkshire TS9 5LL  
Member of Property Redress Scheme, membership number PRS050432

Tel: 01642 798707  
[kathryn@kathrynbarrestateagents.co.uk](mailto:kathryn@kathrynbarrestateagents.co.uk)