GowlandWhite

# Forest Lane, Kirklevington, Yarm, TS15 9LX

Set within superb gardens and grounds, this unique and beautifully renovated farmhouse is rich in charm, character and individuality. From the moment you step inside, the quality of the fixtures and the careful attention to detail create an exquisite feel, perfectly complementing the heritage of this remarkable home.

The accommodation extends to an impressive 3,842 sq ft, with an additional 1,193 sq ft provided by the garage and annex. Inside, the main house offers an exceptional sense of space with versatile reception rooms, including a peaceful garden room that opens directly onto the private, south-facing rear garden. Throughout the property, the rooms have been sympathetically refurbished and upgraded to reflect the age and character of the farmhouse while offering modern comfort. The extended and refitted kitchen is undoubtedly the heart of the home, featuring a large central island and bi-fold doors that open onto the garden, creating the perfect space for both family life and entertaining.

Upstairs, there are four generously sized double bedrooms. The impressive principal suite enjoys its own separate staircase and comprises a spacious bedroom, dressing room and an elegant bathroom with both bath and shower.

£750,000

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The elevated position of the property is approached via a sweeping driveway laid with reclaimed cobbles, providing parking for several vehicles. Electric gates to the side lead to additional parking, a double garage and a further hardstanding area. Solar panels have also been installed, helping to reduce electricity costs.

Externally, the gardens are a true highlight. To the front lies an extensive lawned garden, while the private south-facing rear garden offers a tranquil setting surrounded by mature trees and complemented by a charming water feature. The detached double garage annex provides far more than simple vehicle storage, incorporating a gym, kitchenette, shower room and a large games room at first floor level. With its own independent central heating system, the scale and flexibility of this self-contained space could lend itself to a variety of uses, subject to the relevant consents.

The property is well placed for a number of highly regarded schools, including Conyers Secondary School, Yarm Private School and Kirklevington Primary School. Combining quality, character and generous proportions, this highly individual home offers a rare opportunity and is sure to impress upon viewing. Early inspection is strongly recommended.

ENTRANCE HALLWAY

SNUG
17'8" x 11'3" (5.38m x 3.43m)

LOUNGE 1
16'11" x 14'11" (5.16m x 4.55m)

BEDROOM 5
14'9" x 12'4" (4.50m x 3.78m)

STUDY
16'11" x 7'10" (5.16m x 2.39m)

SITTING ROOM
16'9" x 11'6" (5.11m x 3.51m)

GARDEN ROOM
20'2" x 8'3" (6.17m x 2.54m)

DINING ROOM
13'10" x 11'5" (4.22m x 3.48m)

KITCHEN/BREAKFAST ROOM
23'5" x 14'0" (7.14m x 4.29m)

UTILITY ROOM
10'9" x 9'1" (3.30m x 2.79m)

CLOAKROOM/DOWNSTAIRS WC

LANDING

BEDROOM TWO
15'8" x 15'5" (4.78m x 4.70m)

BEDROOM THREE
15'5" x 11'3" (4.70m x 3.45m)

BEDROOM FOUR
15'1" x 12'2" (4.60m x 3.71m)

FAMILY BATHROOM
14'2" x 4'9" (4.32m x 1.45m)

MASTER SUITE:

MASTER BEDROOM
17'6" x 15'5" (5.33m x 4.70m)

DRESSING ROOM
14'0" x 13'5" (4.29m x 4.09m)

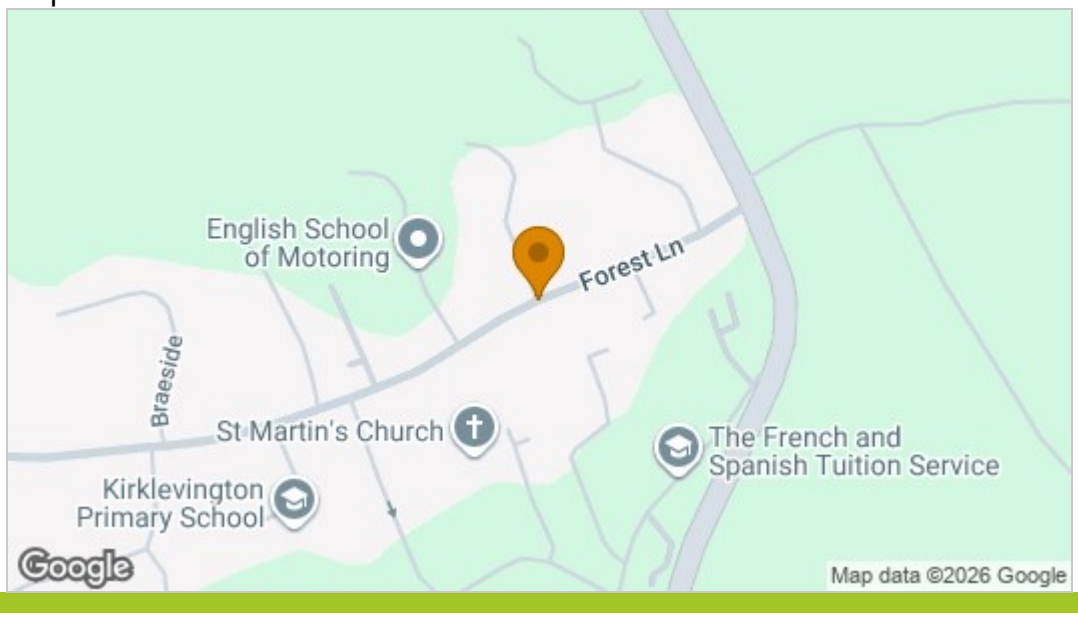
ENSUITE
10'9" x 7'4" (3.28m x 2.26m)

ANNEX/DOUBLE GARAGE
Comprises:
GYM, SHOWER ROOM, KITCHENETTE to the ground floor and to the first floor a large OPEN PLAN GAMES ROOM.

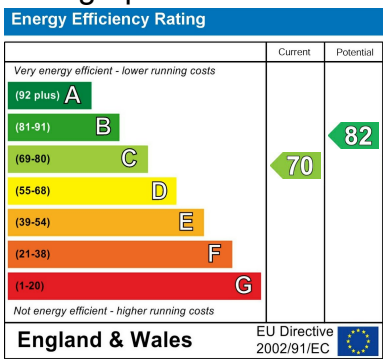
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

ICE COLD
BEER
WASH

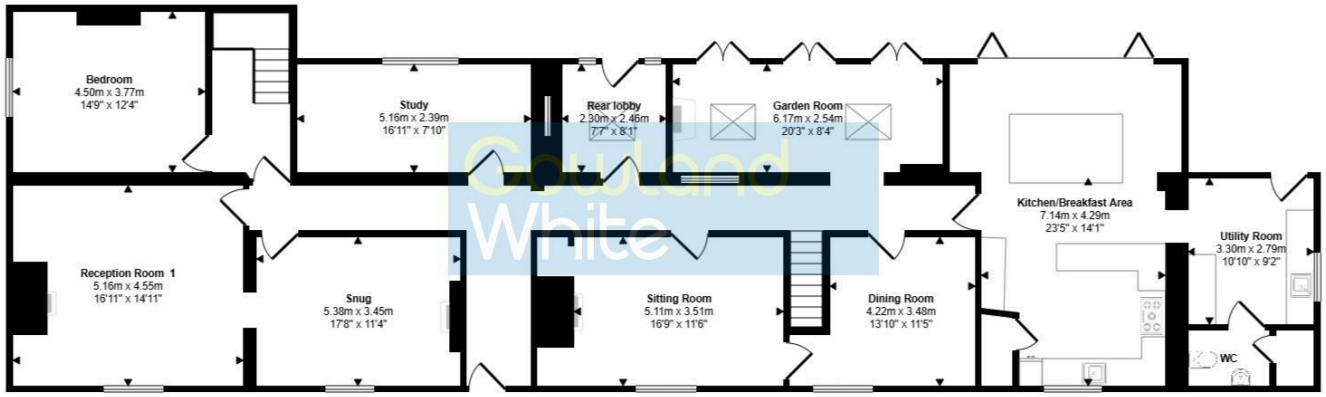
## Map




## EPC graph




## Floor Plan




Ground Floor
**Approx 205 sq m / 2209 sq ft**

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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