



## Darlington Road, Elton, Stockton-On-Tees, TS21 1AD

CONTRIBUTION TO BUYERS STAMP DUTY COSTS! subject to terms. This incentive applies to standard residential Stamp Duty only and excludes 2nd home SDLT higher rates.

A rare opportunity to purchase a slice of country living tucked away in an exclusive position on the fringe of Elton village, between Hartburn and Eaglescliffe. The rural farmhouse feeling greets you as you approach the 0.39 acre site, via a private lane. There are large formal south facing gardens with unobstructed countryside views beyond.

'The Old Farmhouse' is a period four/five bedroom detached home, retaining original features but with extensive modern upgrades. At ground level there is an entrance vestibule, hall, three main reception rooms plus office/bedroom 5, utility, kitchen/breakfast room and WC. The office/bedroom 5 together with the utility offers potential for multi-generation living. Double doors open out from kitchen to garden, letting sunlight pour into the breakfast area, creating the perfect spot to start your day. Upstairs includes the master bedroom with dressing room (with laundry chute) and en-suite, bedroom two, also with en-suite, two further double bedrooms and a family bathroom.

Electric gated access to the long driveway leads to ample parking space and to the triple garage with annex room above, reached via a timber staircase to the side and with further potential for conversion to multi-generation living, subject to relevant consents. Extensive gardens include substantial formal lawned areas but also with a variety of patio and relaxing areas, mature shrubs, trees and a chicken coop. In the summer months you will surely make a beeline for the outdoor kitchen with brick-built pizza oven, and then head into the impressive 'garden pub', perfect for entertaining.

This quality home avoids the hustle and bustle of Teesside but is close to historic Yarm's shops, wine bars and restaurants. Excellent local schooling are in close proximity.

Offers In The Region Of £675,000



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VESTIBULE

HALL

LIVING ROOM

16'2" x 12'6" (4.93m x 3.81m)

KITCHEN

12'7" x 10'6" (3.84m x 3.20m)

UTILITY

12'1" x 6'7" (3.68m x 2.01m)

WC

5' x 2'8" (1.52m x 0.81m)

DINING ROOM

16'2" x 12'6" (4.93m x 3.81m)

SITTING ROOM

12'8" x 10'9" (3.86m x 3.28m)

OFFICE/BEDROOM FIVE

11'6" x 7'6" (3.51m x 2.29m)

LANDING

BEDROOM ONE

13'9" x 12'8" (4.19m x 3.86m)

ENSUITE/DRESSING ROOM

14'7" x 8'3" (4.45m x 2.51m)

BEDROOM TWO

12' x 10'9" (3.66m x 3.28m)

ENSUITE

10'9" x 5'4" (3.28m x 1.63m)

BEDROOM THREE

13'8" x 12'6" (4.17m x 3.81m)

BEDROOM FOUR

12'6" x 10'9" (3.81m x 3.28m)

BATHROOM

9'9" x 5'11" (2.97m x 1.80m)

DOUBLE GARAGE

18'3" x 18' (5.56m x 5.49m)

SINGLE GARAGE

18'3" x 8'8" (5.56m x 2.64m)

ANNEX ROOM

27'1" x 16'10" (8.26m x 5.13m)

AML PROCEDURE

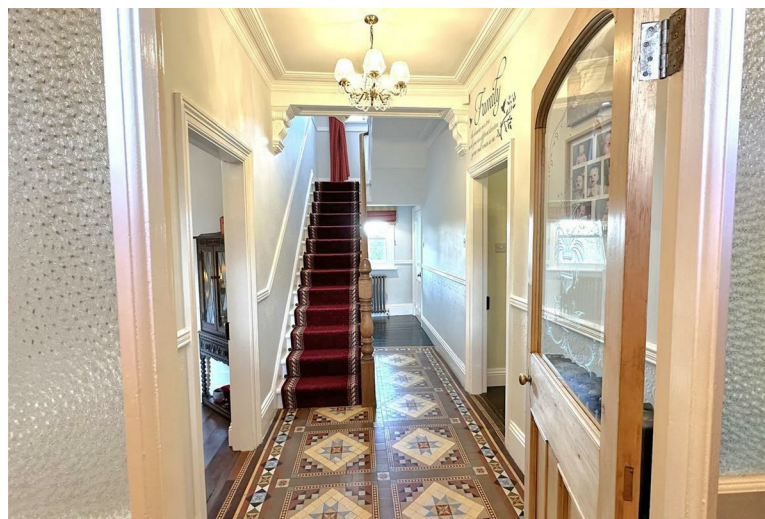
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each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

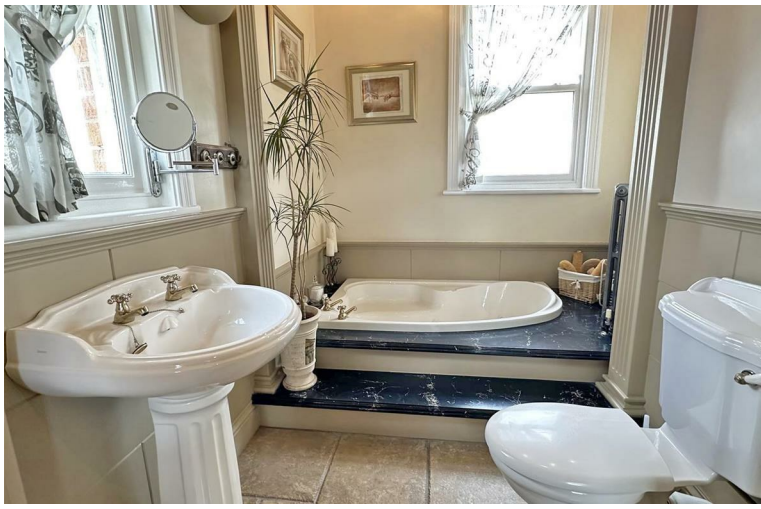
NOTE

This property has the use of a reed bed filtering system.



Tel: 01642 615657







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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

**VIEWING**  
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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