



Guide Price: £800,000

East Farm, Butterwick, Sedgfield, Stockton-on-Tees, TS21 3ER

 x8  x5  x 4



**PANTERA
PROPERTY**



Pantera Property are delighted to offer to the market an eight-bedroom farmhouse set on approximately three acres of land. The property is a substantial and versatile property offering generous accommodation arranged over three floors, complemented by a driveway, detached outbuilding and a single garage to the rear.

 x8  x5  x4

- Sold as seen
- No onward chain
- Approx. three acres of land
- Room to improve
- Garage
- Detached outbuilding

Property description

The ground floor provides a flexible and well-proportioned layout. A living room sits to the front of the property, while an entrance conservatory creates a welcoming approach. The kitchen is a good size, fitted with a tiled floor and enjoying a window to the side, with access to the inner hallway. Additional ground floor accommodation includes a utility room with toilet, a side reception room featuring a fireplace and two windows, a further rear reception room, and a back room offering excellent additional living or storage space. There is also a useful under-stairs area and a small entrance to the rear.

To the first floor, the property offers a generous selection of bedrooms accessed via multiple staircases and hallways, reflecting the scale and character of the house. The principal bedroom is well proportioned, alongside four further bedrooms, one of which benefits from an en-suite shower room. A family bathroom serves the floor, fitted with a Jack and Jill arrangement linking the hallway and master bedroom. One bedroom also includes a second adjoining room with stairs leading down to the ground floor, offering scope for a private suite, home office or dressing area.





Additional Information

Local Authority:
Durham County
Council

Council Tax
Band = G

Tenure: Freehold

Location

The property is situated in a desirable semi-rural position near the village of Wolviston, offering the perfect balance between countryside living and convenient access to nearby towns and transport links. The area is well regarded for its peaceful setting and open surroundings. Wolviston village itself provides a range of local amenities including pubs, a village green and primary schooling, while further facilities can be found in nearby Billingham, Stockton-on-Tees and Sedgefield. The location is particularly well placed for commuters, with excellent road connections via the A19 and A689, providing easy access to Teesside, Durham, Hartlepool and the wider North East region.



Viewing

Please contact Amy at
Pantera Property to arrange
on 0330 118 6610.



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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