



1 Apperley Road
Stocksfield



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1 Apperley Road provides a unique development opportunity to develop a luxurious mansion, situated on a leafy, green plot of circa 1 acre; rarely is such a private site available within the Stocksfield area, on a prime residential road. The plot offers a fantastic opportunity on the much sought after Painshawfield Estate in Stocksfield - occupying a mature garden site of approximately 1 acre.

Planning has been granted (24/03530/FUL) for a five bedroom, three storey dwelling, with over 7,000 sq.t of internal accommodation.

These plans could be modified and redesigned to suit any purchaser's desires, subject to further planning consent. The approved plans briefly comprise: Ground Floor Spacious entrance hallway | Cloaks store & guest WC | Cinema room | Entertainment/Games room | Dog/boot room | Integral double garage | Service lift. First Floor Stunning open plan kitchen, dining and living room with impressive dual aspect and direct access onto the rear terrace | Pantry | Day to day snug room | Reading room | Shower room/wc.

Principal bedroom boasting ensuite bathroom and separate dressing room facilities | Private terrace | Three further double bedrooms, all enjoying contemporary ensuite shower room's and dressing rooms | Laundry room. Second Floor Fifth double bedroom suite | Mezzanine office floor for the principal suite below | Dual mezzanine levels for Bedroom's two and three.





Externally Raised terrace with full outdoor kitchen | Outdoor pool | Secure gated parking for multiple vehicles | Substantial 1 acre plot. Further information This design led home would offer state of the art smart technology throughout, whilst remaining extremely energy efficient with air source heat pumps, solar panels and E/V charging point.

The site has permission to adopt the relevant services from the neighbouring property.

The plot also comes with 1/7th share of the paddock, which sits directly in front of the land, and protects the privacy well for any future development.

The popular village of Stocksfield offers a range of local amenities including independent shops, doctors' surgery, garage, post office, sports facilities including a golf course and tennis club, and a primary school. For the commuter there are excellent road links east and west to Newcastle and Carlisle, with onward access to the A1 and M6 respectively. The rail station in Stocksfield provides regular cross country services, which in turn link to other main line services to major UK cities. Newcastle International Airport is also easily accessible.

Price Guide: Guide Price £650,000



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