GowlandWhite



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

NO ONWARD CHAIN! 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 annexe 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.

Asking Price £650,000

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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)

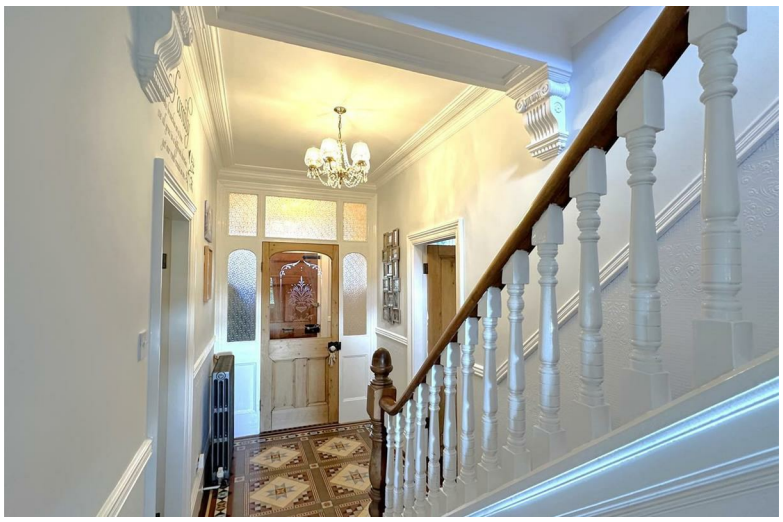
SINGLE GARAGE
18'3" x 8'8" (5.56m x 2.64m)

ANNEXE 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.









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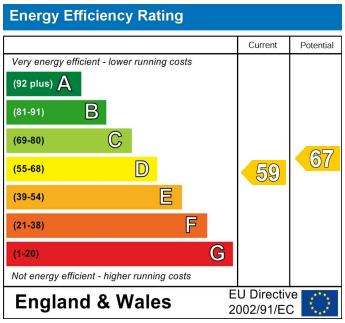


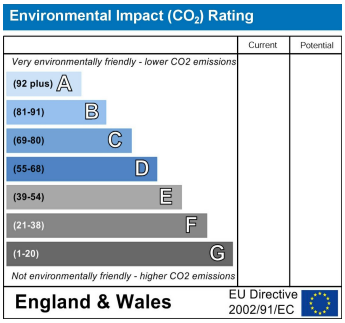
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements 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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VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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