



## Church House, Forest Lane, Kirklevington, Yarm, TS15 9LY

An outstanding Grade II listed five bedroom, five bathroom home, in the sought after village of Kirklevington. With three charming garden spaces, this unique home offers 2,674 sq. ft. of spacious accommodation, with a layout which is ideal for families/multi-generational living.

The property is offered for sale with no onward chain and provides 5 bedrooms, 4 reception rooms, including a cosy sitting room with a feature period fireplace, a dining room with exposed brick fireplace, and games room. A dedicated study is perfect for remote working. The rear lounge features three sets of French doors leading out to a private courtyard area.

The kitchen/breakfast room has lots of natural light from six roof windows to its vaulted ceiling. A generous range of units with granite worktops, an island, breakfast bar, induction hob, Aga range, double oven and dishwasher. A useful utility room and separate WC are conveniently accessed from the kitchen. The ground floor also includes three well proportioned bedrooms, all of which benefit from en-suites. The upper floor offers a large double bedroom with en-suite, a family bathroom, and a further bedroom/study.

Period features are showcased throughout with exposed beams, original flooring, and charming fireplaces. The property is warmed by gas central heating with part underfloor heating, enhanced by double glazed units and a comprehensive security system.

£689,950



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Externally, the property enjoys three charming garden areas and is positioned on a substantially sized plot. Additionally, there is a garage/gym annex, with an additional room above. The garage/gym have potential to adapt into a double garage. There is off-street parking for two vehicles at the front and a side driveway leads to double gates, opening to a further a parking area suitable for multiple vehicles, alongside a lawn and raised vegetable garden. To the rear, a private paved courtyard complete with mature planting, a self-watering system, and a covered seating area with a built-in brick barbecue.

Kirklevington is a highly desirable village, offering countryside charm, a strong community, a primary school and within the catchment area of Conyers Secondary School, and excellent transport links via the A19. Nearby Yarm provides a wide range of shops, cafés, and restaurants which is perfect for families and professionals seeking both peace and convenience.

## PORCH

## HALL

## KITCHEN/BREAKFAST ROOM

20'11" x 13' (6.38m x 3.96m)

## UTILITY ROOM

11'1" x 5'7" (3.38m x 1.70m)

## REAR PORCH

## DOWNSTAIRS WC

6'4" x 2'10" (1.93m x 0.86m)

## DINING ROOM

14'11" x 9'4" (4.55m x 2.84m)

## SNUG ROOM

15'4" x 11'10" (4.67m x 3.61m)

## BEDROOM ONE

14'10" x 12'2" (4.52m x 3.71m)

## ENSUITE

7'1" x 3'9" (2.16m x 1.14m)

## BEDROOM THREE

12' x 11'3" (3.66m x 3.43m)

## OFFICE

5'8" x 3'6" (1.73m x 1.07m)

## ENSUITE

6'1" x 5'5" (1.85m x 1.65m)

## BEDROOM FOUR

15'1" x 8'2" (4.60m x 2.49m)

## ENSUITE

8'11" x 2'7" (2.72m x 0.79m)

## LOUNGE

16'3" x 15'11" (4.95m x 4.85m)

## STUDY

9'8" x 8'8" (2.95m x 2.64m)

## GAMES ROOM

17'7" x 17'6" (5.36m x 5.33m)

## GYM

18'5" x 9' (5.61m x 2.74m)

## LANDING

## BEDROOM TWO

18'6" x 12' (5.64m x 3.66m)

## ENSUITE

7' x 5' (2.13m x 1.52m)

## BEDROOM FIVE

15'7" x 9'8" (4.75m x 2.95m)

## BATHROOM

6'9" x 5'7" (2.06m x 1.70m)

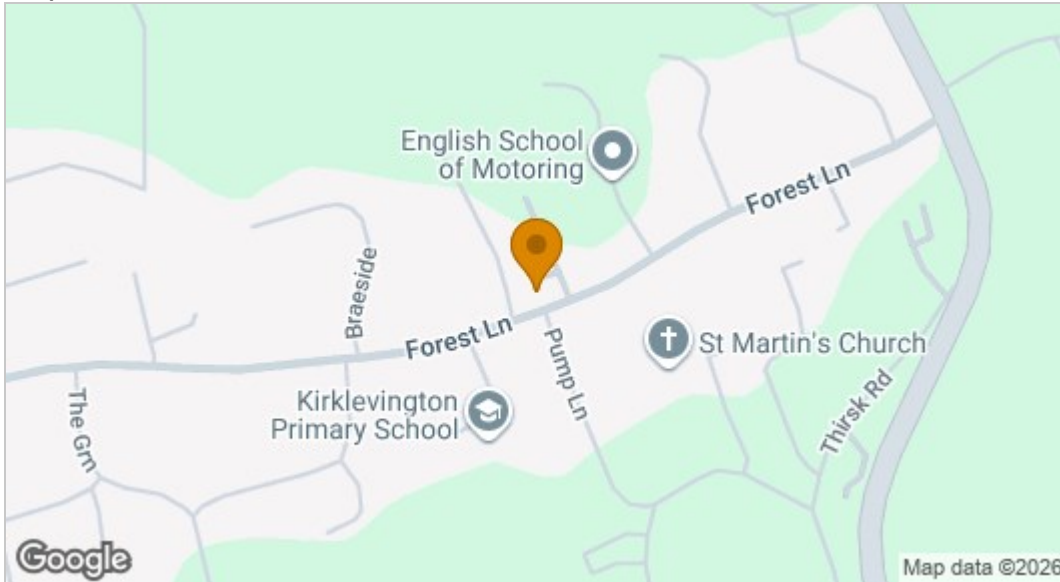
## AML PROCEDURE

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.





## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floor Plan



## VIEWING

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

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