



West End House Church Road, Eggescliffe
£695,000





West End House Church Road

Egglescliffe, Stockton-On-Tees

West End House is a distinctive, double fronted residence enjoying a prime position within the sought after village of Egglescliffe. This grade II listed home dates back to the early Georgian period and offers impressive accommodation set out over three floors.

- Full planning permission and listed building consent already secured for a beautifully designed ground floor rear extension, sympathetic to the property's Grade II listed status.
- The sale includes all approved plans and structural calculations, allowing any future works to proceed immediately if desired.
- The current owners have recently redeveloped the second floor, with the first fix for a bathroom completed, appliances installed, and the area freshly plastered and ready for decoration.
- The entire property has been fully rewired from top to bottom, and a brand-new boiler has been installed, benefiting from a 12-year warranty.
- West End House is a distinctive, double-fronted residence enjoying a prime position within the sought-after village of Egglescliffe.



West End House Church Road

Egglescliffe, Stockton-On-Tees

- West End House is a distinctive, double-fronted residence enjoying a prime position within the sought-after village of Egglescliffe.
- This Grade II listed home dates back to the early Georgian period and offers impressive accommodation arranged over three floors.
- The property has undergone significant refurbishment and now largely requires cosmetic decoration, providing buyers with the opportunity to personalise and complete a wonderful family home.
- The approved extension plans present an exciting opportunity to create a substantial open-plan kitchen, dining and family living space, enhancing an already beautiful heritage property.
- All windows in the property have been refurbished this year.
- The house occupies a delightful plot with attractive front gardens and a surprisingly generous south-facing rear garden with mature lawns, shrubs, trees and patio areas.
- Directly opposite the property is a further area of garden providing valuable off-street parking.
- The picturesque village of Egglescliffe offers access to highly regarded schooling and is within walking distance of the vibrant Yarm High Street.
- Early viewing is strongly recommended.

West End House Church Road

Egglescliffe, Stockton-On-Tees

West End House is a distinctive double-fronted residence occupying a prime position within the highly sought-after village of Egglescliffe. Dating back to the early Georgian period, this impressive Grade II listed home offers substantial accommodation arranged over three floors and combines period character with extensive recent improvements.

The current owners have invested significantly in the property, including a complete rewire throughout and the installation of a brand-new boiler with a 12-year warranty. The second floor has recently been redeveloped, with the first fix for a bathroom completed, appliances installed and the accommodation freshly plastered, ready for decoration.

A particular highlight is the fact that the property benefits from full planning permission and listed building consent for a stunning ground floor rear extension, designed to complement the heritage status of the home. All approved plans and structural calculations are included within the sale, providing a rare opportunity for a purchaser to immediately proceed with creating an exceptional open-plan kitchen, dining and family living space.

The house now largely requires cosmetic finishing and decoration, allowing a new owner to put their own stamp on a remarkable period home while benefiting from the substantial investment already made.

The accommodation briefly comprises an entrance lobby, welcoming hallway, formal dining room, inner hall, cloakroom/WC, extensive lounge and kitchen/diner to the ground floor. The first floor offers three generous bedrooms and a luxurious redesigned bathroom, while the second floor provides two further bedrooms, one of which has been prepared to accommodate an en-suite shower room.



West End House Church Road

Egglescliffe, Stockton-On-Tees

Externally, the property occupies a delightful plot with attractive front gardens and a surprisingly generous south-facing rear garden featuring mature lawns, established shrubs and trees, together with patio areas ideal for outdoor entertaining. Opposite the house is a further parcel of garden providing valuable off-street parking.

The picturesque village of Egglescliffe is renowned for its charm, highly regarded schooling and excellent transport links, whilst the cosmopolitan amenities of Yarm High Street are just a short walk away.

This is a rare opportunity to acquire a beautiful heritage property where the major investment and planning work has already been completed, leaving buyers free to finish and enjoy an outstanding family home. Early viewing is highly recommended.

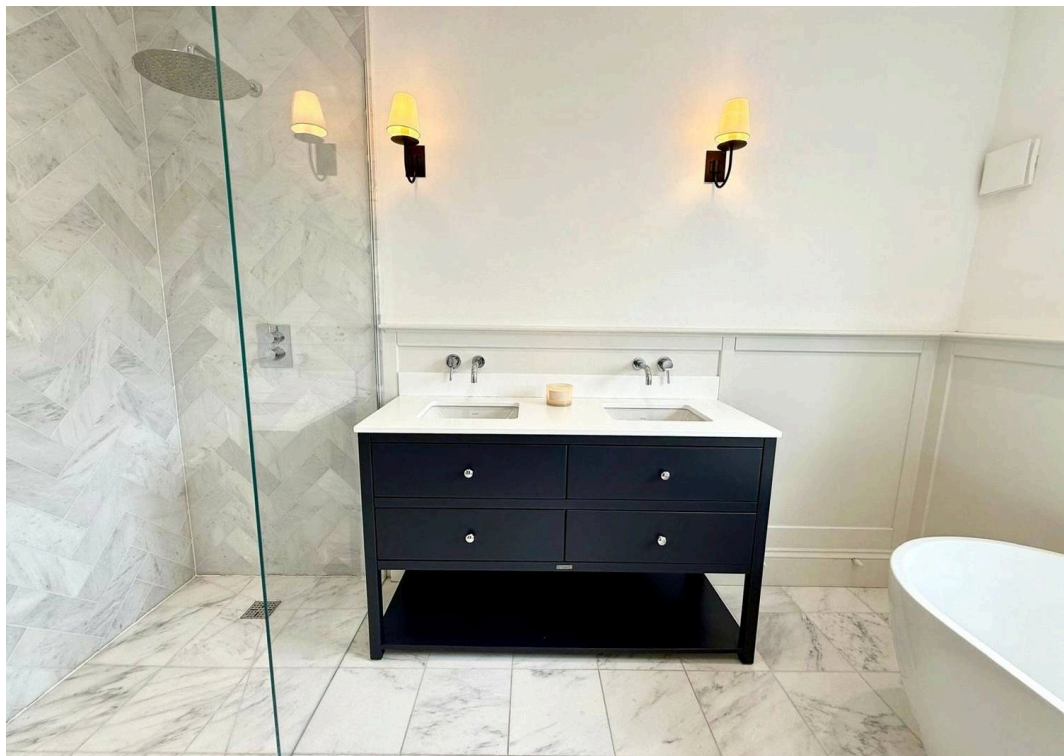
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Lobby

With entrance door, tiled floor and glass panelled door to ...

Hallway

With openings to the dining room and inner hallway.

Dining Room

13' 1" x 11' 7" (4.00m x 3.53m)

With attractive feature surround with marble inset and hearth. Sash window to the front elevation with shutters. Dado rail, ornate cornicing and radiator.

Inner Hallway

With attractive feature staircase to the first floor. Under stairs recess, radiator, rear window and door.

Cloakroom/WC

5' 6" x 3' 9" (1.68m x 1.14m)

With low level WC and wash hand basin. Radiator, side window and coved ceiling.

Lounge

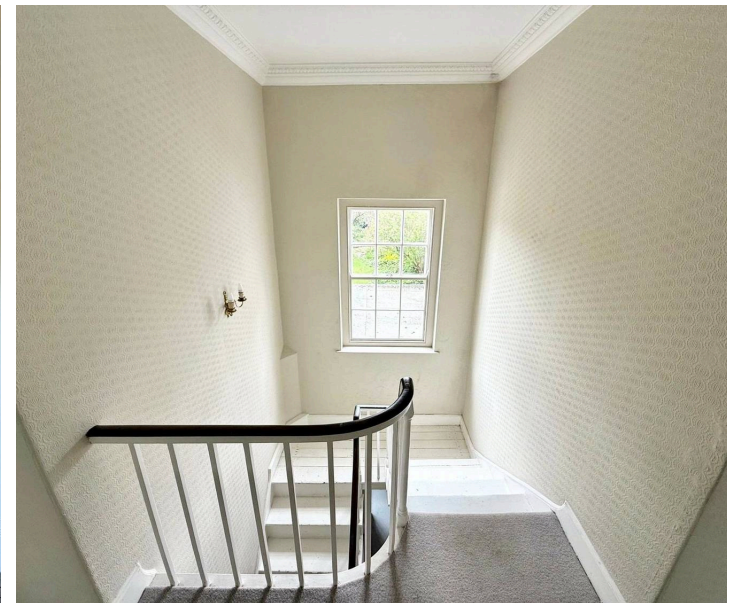
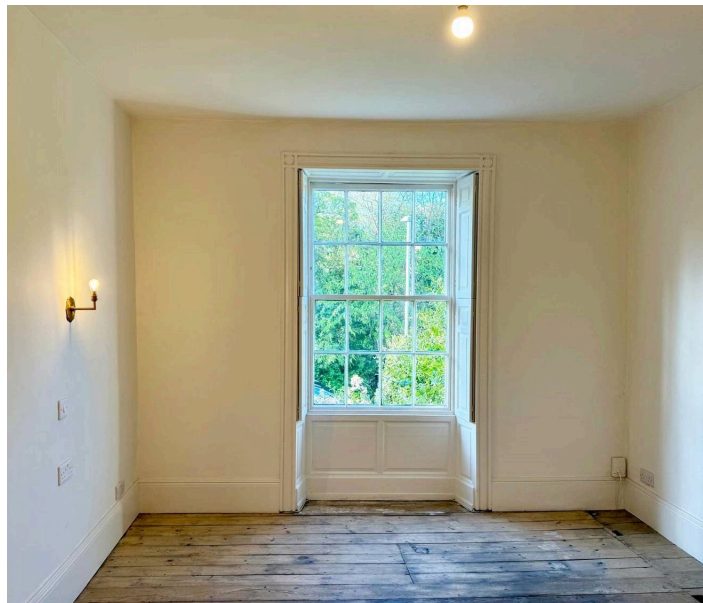
26' 10" x 11' 6" (8.18m x 3.50m)

8.18m x 3.5m reducing to 2.92m Wood burner in chimney breast recess with hearth. Sash window to the front with shutters and glass panelled rear access door with matching top and side panels. Three radiators and exposed wood flooring.

Dining Kitchen

22' 10" x 10' 11" (6.96m x 3.33m)

Fitted wall and floor units incorporating a twin bowl stainless steel sink unit. Built-in double oven with ceramic hob and extractor fan. Plumbing for automatic washing machine, two radiators, rear glass panelled window and double doors to the rear garden.



FIRST FLOOR

Landing

With Georgian style rear window, ornate cornicing and Lobby with staircase to the second floor.

Bedroom One

16' 3" x 14' 11" (4.95m x 4.55m)

4.95m x 4.55m reducing to 3.02m Two sash windows to the front with fitted shutters. Three cast iron radiators and decorative cornicing.

Bedroom Two

15' 0" x 10' 1" (4.57m x 3.07m)

to chimney breast Sash window with shutters.

Bedroom Three

11' 5" x 9' 9" (3.48m x 2.97m)

3.48m x 2.97m reducing to 2.2m Built-in cupboard with wall mounted Worcester boiler and rear sash window.

Bathroom

11' 1" x 9' 2" (3.38m x 2.80m)

Luxuriously redesigned with a free standing bath, twin wash hand basins in an attractive vanity unit and low level WC. Large feature shower enclosure, tiled floor, double glazed window and downlighting.

SECOND FLOOR

Landing Area

With sash window.

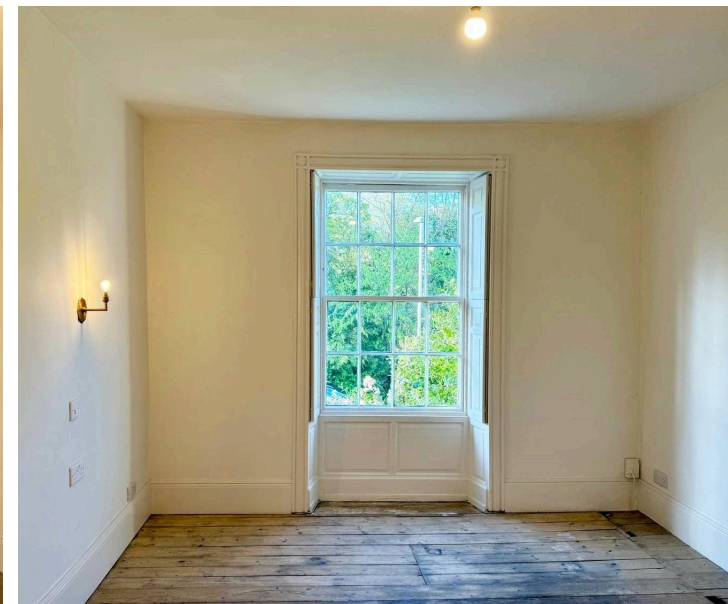
Bedroom Four

9' 11" x 9' 5" (3.01m x 2.86m)

Sash window to the rear.

En Suite Shower Room

9' 11" x 7' 2" (3.01m x 2.18m)



Bedroom Five

16' 10" x 10' 3" (5.13m x 3.12m)

Sash window to the rear and eaves storage. Opening to further storage area.

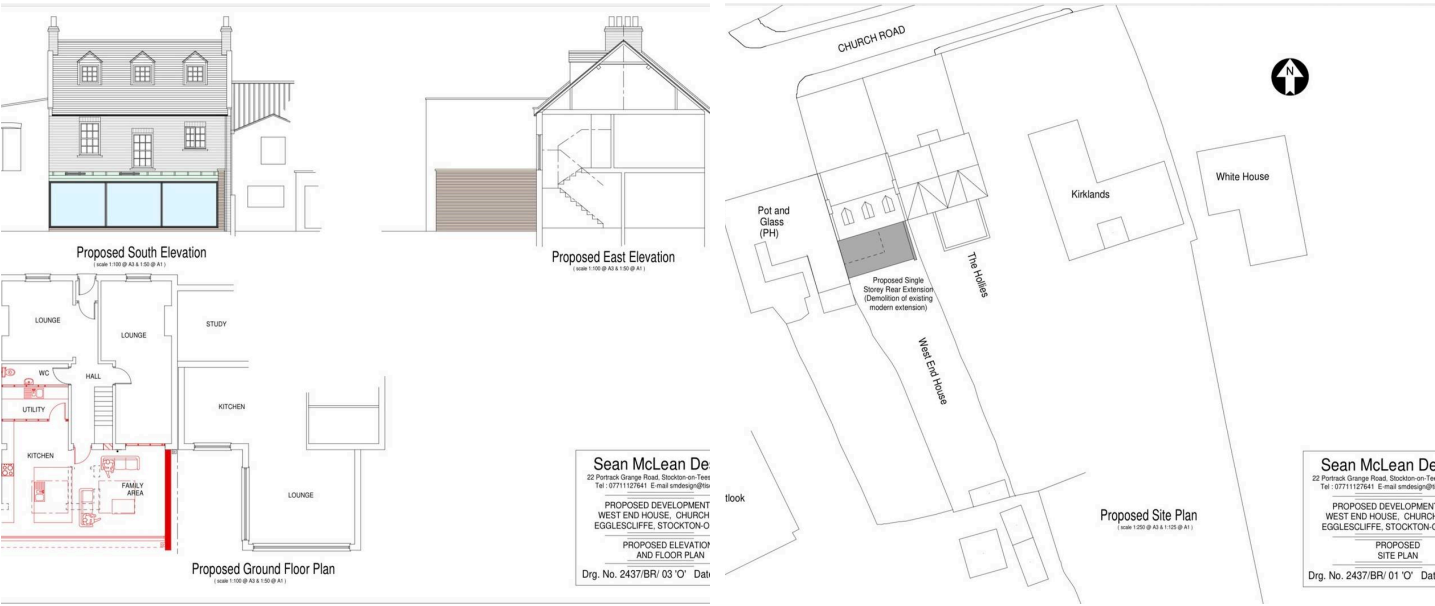
EXTERNALLY

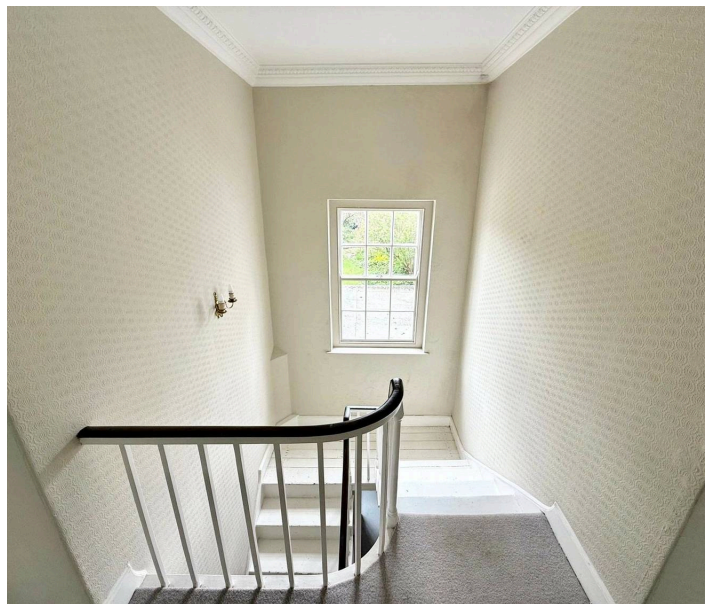
Gardens & Parking

Lawned front garden with shrub borders and an attractive, decorative wrought iron rail to the front boundary with matching gate and access path to the front entrance. To the rear there is a generous, established garden enjoying a southerly aspect and being mainly laid to lawn with an abundance of shrubs and trees, together with two crazy paved patio areas. Directly opposite the house to the front, there is a further area of land included in the sale. This section has shrubs and trees and provides off street parking.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

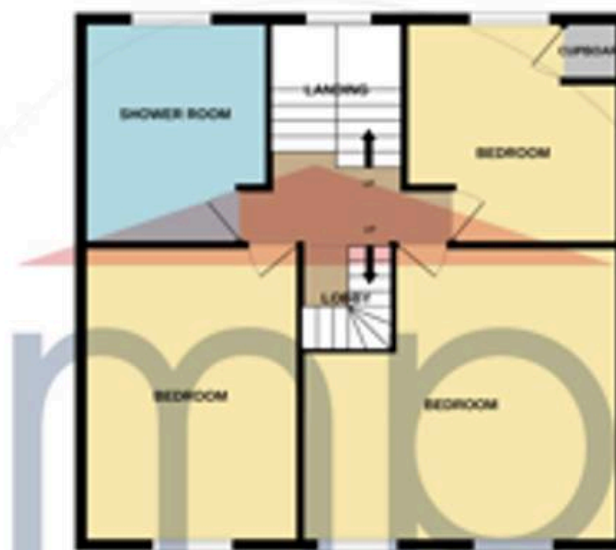




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

Michael Poole

Michael Poole, 59 High Street – TS15 9BH

01642788878

Yarm@michaelpoole.co.uk

michaelpoole.co.uk/