

Coatham Gill, Elton

£795,000

Michael Poole
SALES · LETTINGS · AUCTIONS



Coatham Gill

Elton, Stockton-On-Tees

- Coatham Gill is a distinctive, individually designed four bedroom detached residence offered for sale with NO ONWARD CHAIN
- Occupying an extensive plot, extending to 0.9 acres with mature gardens, extensive driveway/parking area and double garage
- Offering wonderful accommodation extending to over 3000 sq. ft with tasteful decor and bespoke high quality fittings
- Stunning open plan lounge and dining room with feature fireplace and vaulted ceiling
- Impressive breakfast kitchen with high quality fitted units, granite worktops and integrated appliances
- In addition, there is a lovely snug, sunroom/passage, utility room and cloakroom/WC
- The master bedroom provides fitted wardrobes and a luxurious en-suite bathroom
- There are three further double bedrooms with one having en-suite facilities and an impressive family bathroom
- Gas central heating system and double glazing
- Delightful village setting, ideal for commuting and access to the surrounding towns of Yarm, Stockton and Darlington

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Set within approximately 0.9 acres of established grounds on the tranquil fringes of the sought-after village of Elton, Coatham Gill presents a rare opportunity to embrace a lifestyle defined by space, individuality and effortless versatility.

This exceptional split-level four double bedroom bungalow offers over 3,000 sq. ft of living accommodation, combining generous proportions and an inviting sense of character.

At the heart of the home lies an impressive open plan lounge and dining area, thoughtfully arranged to create a series of interconnected spaces for both everyday living and entertaining.

The striking sunken living room, complete with feature fireplace and multiple seating areas and vaulted ceiling, provides a wonderfully relaxed setting in which to unwind, while the raised dining area enjoys direct access to the garden, creating a seamless connection between indoor and outdoor living.

A substantial bespoke breakfast kitchen, complemented by integrated appliances, a central island and additional dining space, offers the perfect backdrop for everything from leisurely weekend breakfasts to lively evenings spent hosting family and friends.

A separate snug and utility room add further practicality and flexibility to the accommodation.

The four generously proportioned double bedrooms provide comfortable and private retreats, with the principal suite enjoying luxurious en-suite facilities and a further bedroom benefiting from its own contemporary en-suite.

A well-appointed family bathroom with completes the wonderful accommodation, making the home equally suited to growing families, visiting guests or those seeking adaptable space to suit changing needs.



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Outside, the substantial grounds offer an appealing sense of privacy and freedom, with ample room to relax, entertain and enjoy the surrounding setting.

Secure electric gates open to extensive off street parking, while a detached double garage and additional storage provide excellent practicality.

Whether enjoying peaceful mornings overlooking the grounds, gathering with loved ones on a summer afternoon or simply appreciating the generous space both inside and out, Coatham Gill offers a lifestyle that feels wonderfully removed from the everyday.

Elton's semi-rural charm further enhances the appeal, with open countryside and picturesque farmland providing a tranquil backdrop, while local amenities and convenient access to the A66 ensure that Stockton-on-Tees, Yarm, Darlington and the wider region remain within easy reach.

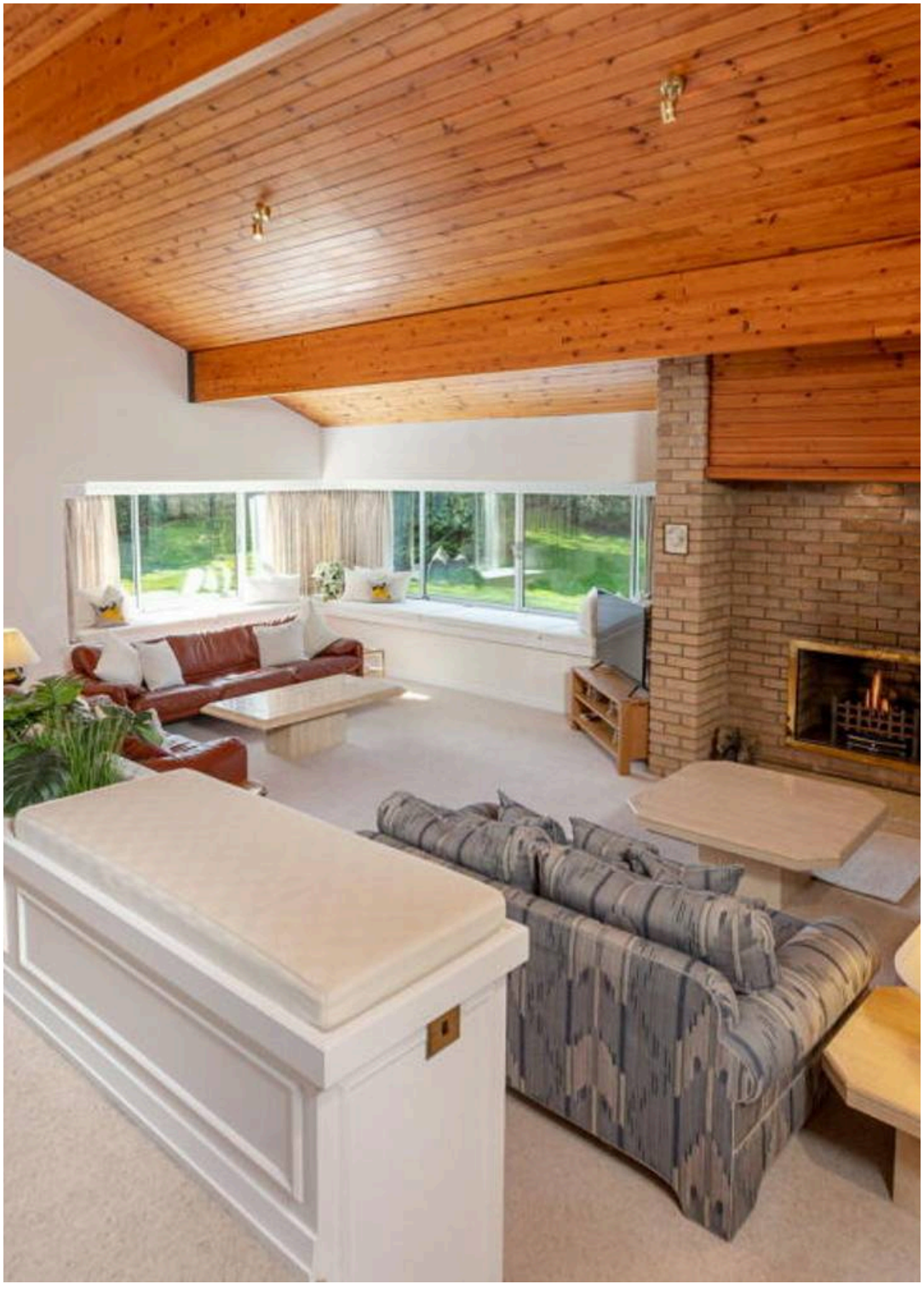
The property is being offered for sale with NO ONWARD CHAIN and early viewing comes unreservedly recommended.

Council Tax band: G

Tenure: Freehold

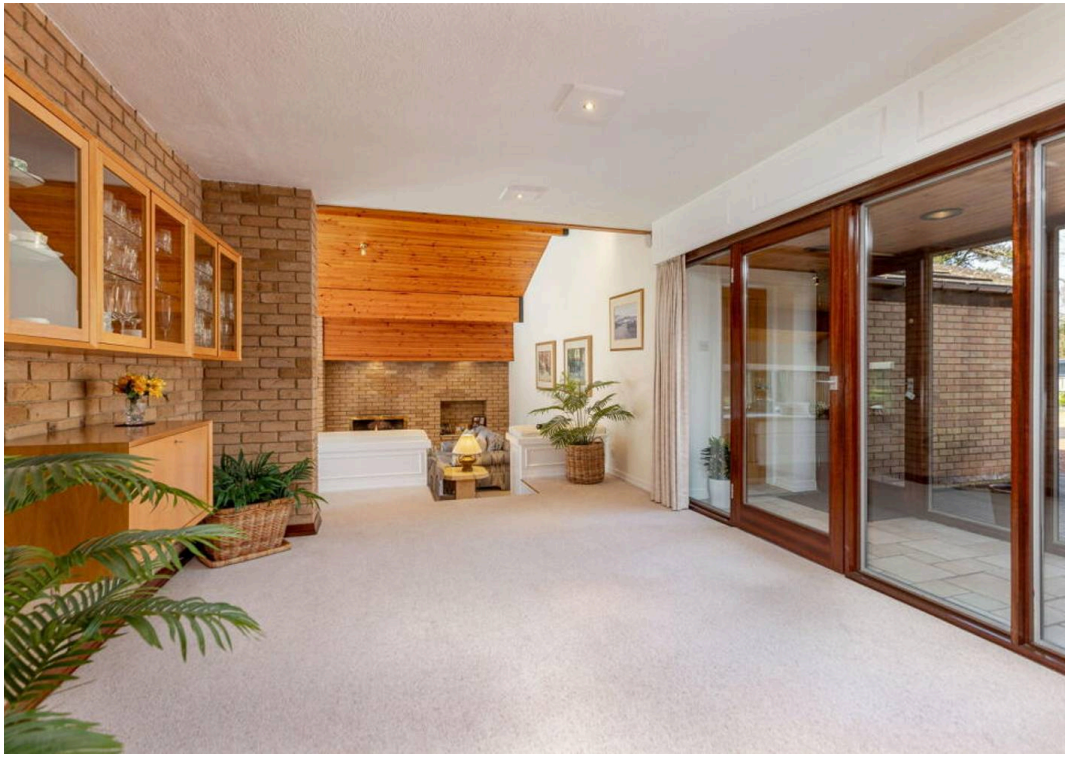
EPC Energy Efficiency Rating: C

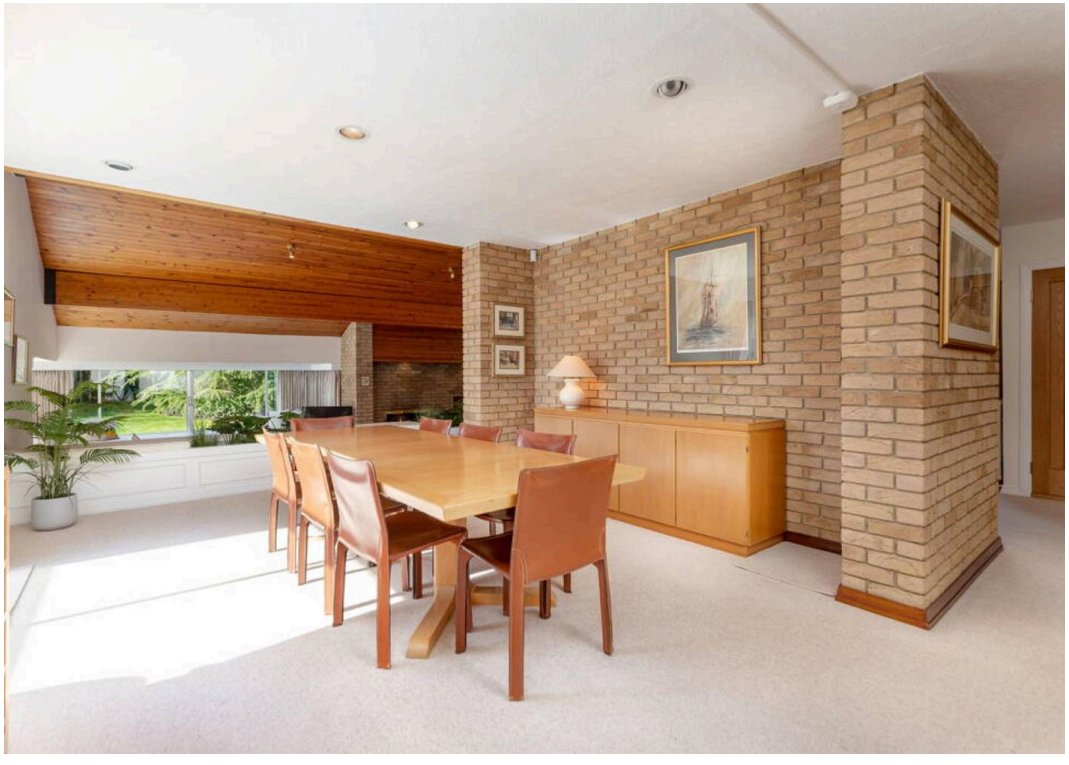
EPC Environmental Impact Rating:











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.

AGENTS REF:
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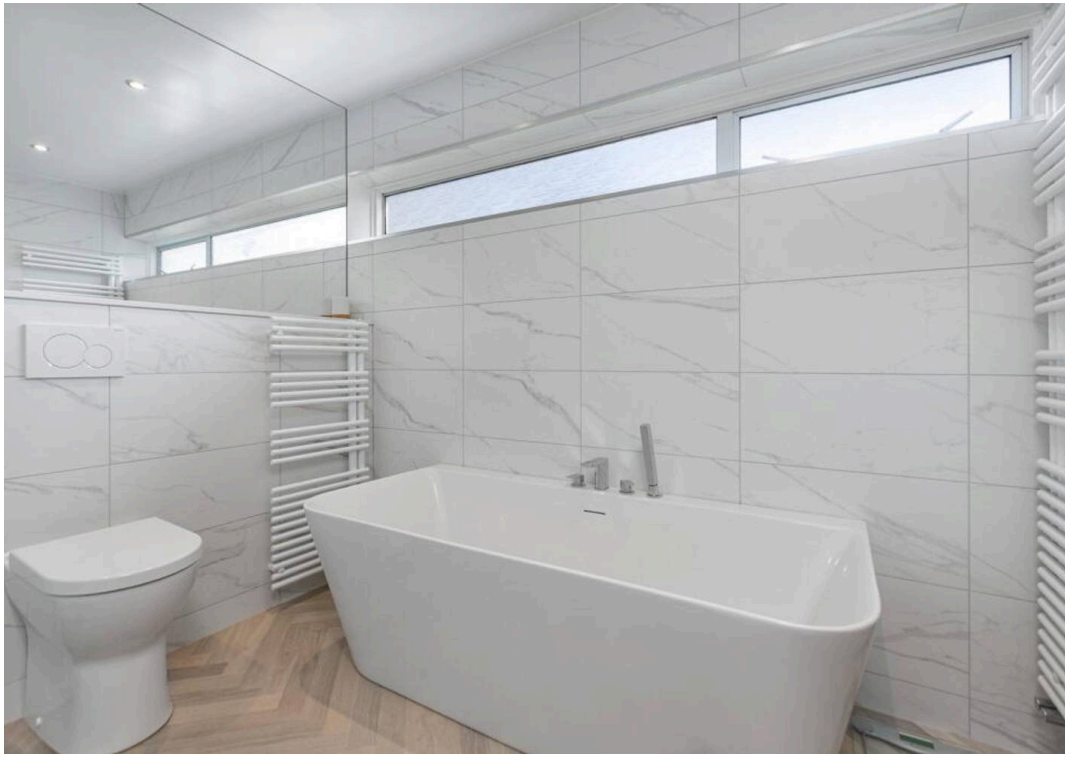
















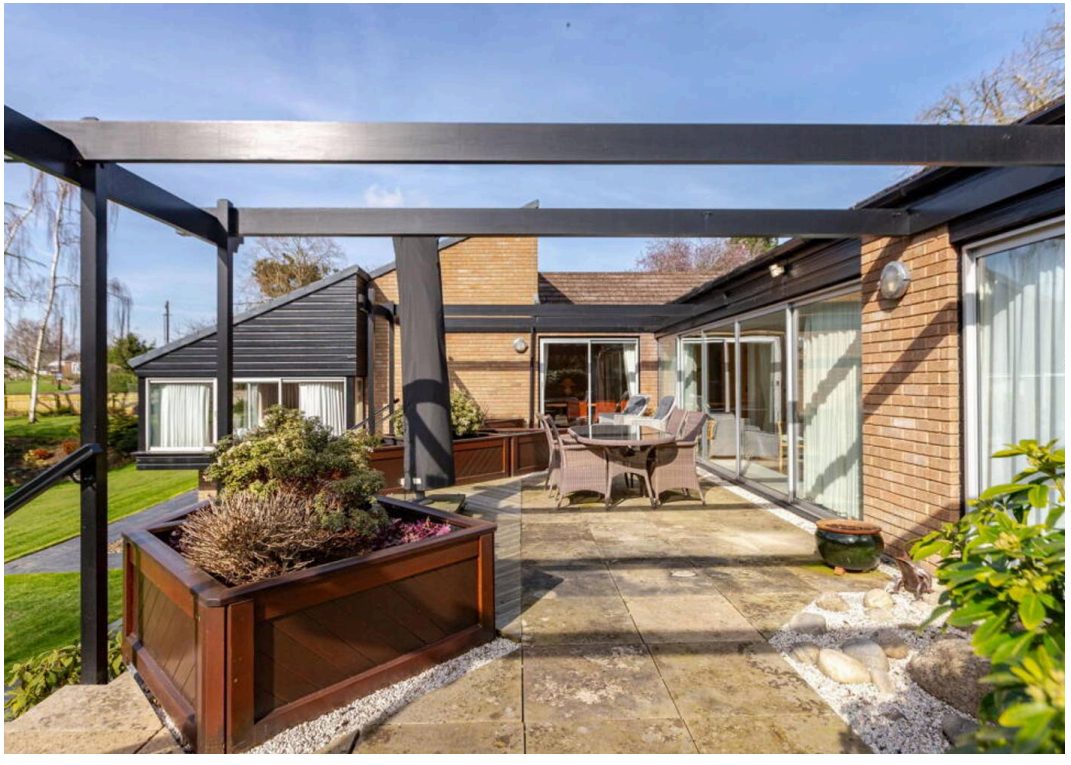




























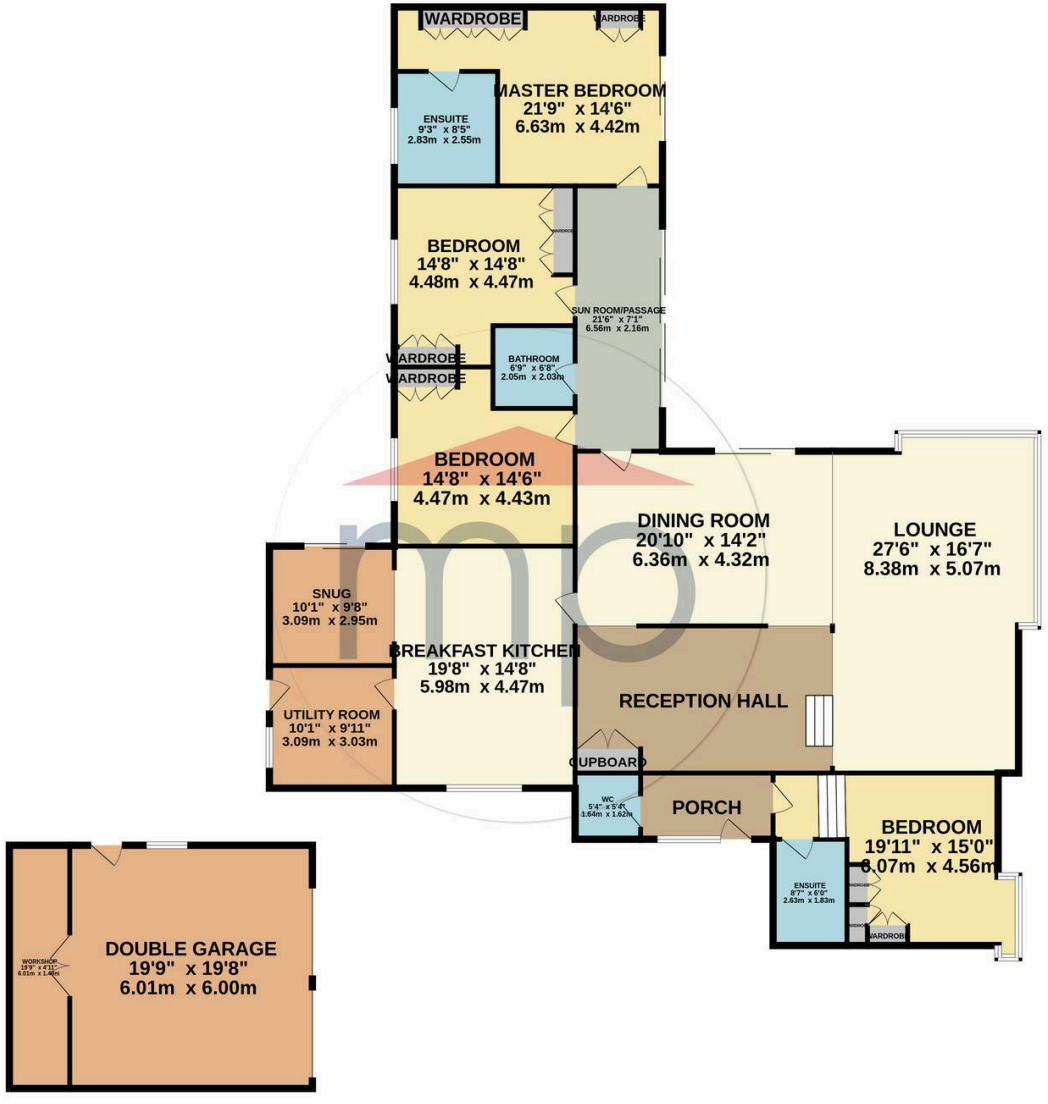




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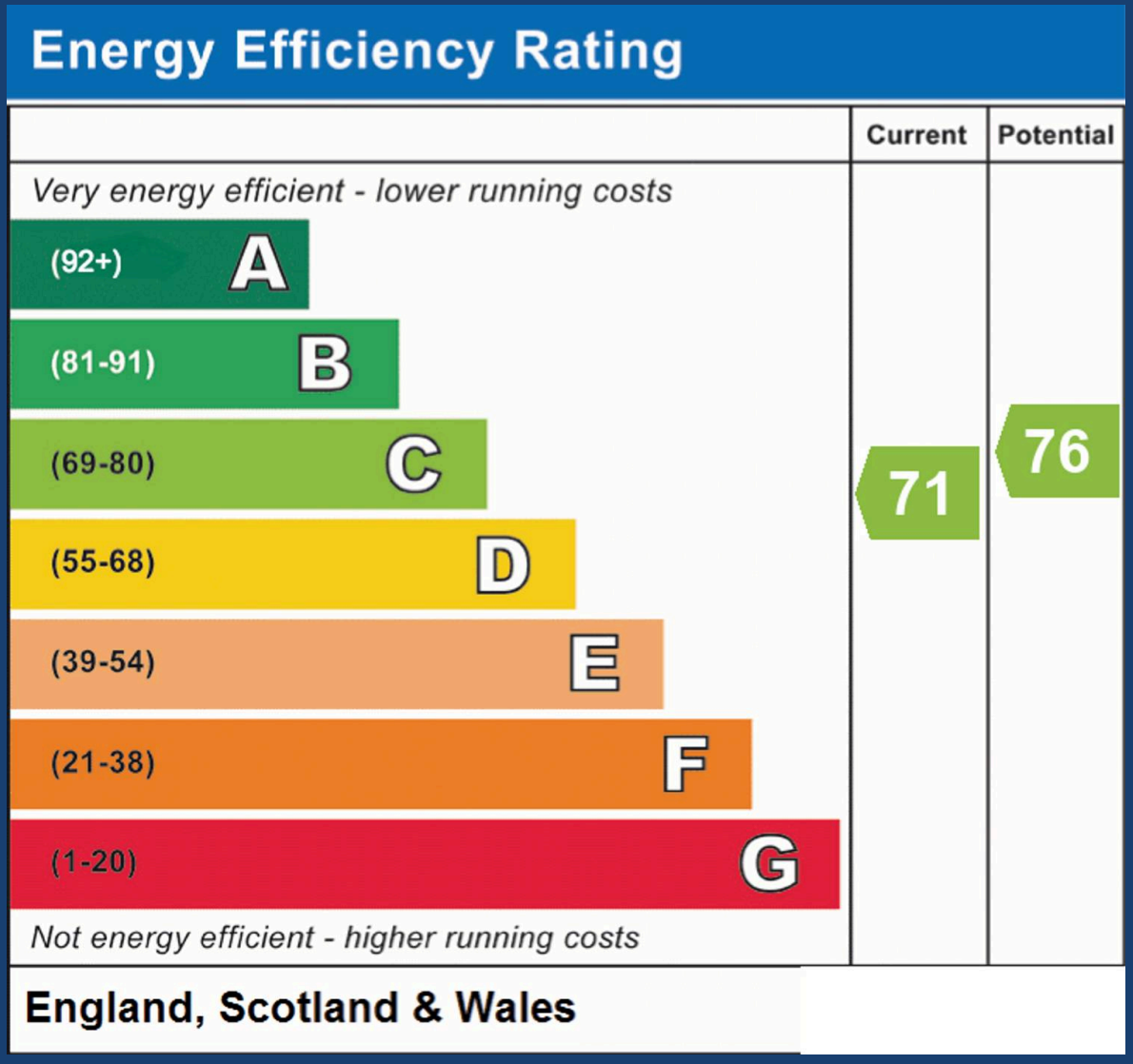
Elton, Stockton-On-Tees

GROUND 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.
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