



Tame Bridge Farm House

Tame Bridge

£700,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

Tame Bridge Farmhouse is a beautiful and interesting traditional home, rich in character and charm, and with a wealth of period features, including fireplaces, exposed beams and original pine doors. Generous, mature country gardens have vistas across open countryside to the Cleveland Hills, and the River Tame runs along at the far side of the garden. At this farmhouse, old and new have been combined to provide features that are in keeping, together with a generously proportioned interior that is comfortable, welcoming and designed for country life.

This substantial property offers versatile accommodation along with the rare bonus of a selection of smart, improved and versatile outbuildings, one of which has two storeys and includes kitchen and shower/wc facilities.

The very pretty west facing garden to the front is formal, filled with cottage plants and offers a perfect space for relaxation and pottering. The east facing rear has an impressive gated entrance, loads of parking and generous gardens with lawns that run to the east and south, providing an abundance of possibilities for outside dining, relaxation, play and all things country living.

This is yet another country home available through Kathryn Barr Estate Agents, which would be perfect for discerning purchasers seeking a versatile and impressive home with outstanding views. Tame Bridge Farmhouse rarely comes to the market – early viewing is therefore recommended.

Ground Floor

Entrance Hall

A wooden door, featuring two top glass panes, leads into a light and welcoming hallway, with practical quarry tiled flooring, staircase to the first floor with useful under-stairs storage, and access to the reception rooms.

Living Room

A spacious and inviting room with a lovely west facing double-glazed bay window to the front, overlooking the pretty garden. A feature log-burning stove complements this comfortable room.

Dining Room

Well-proportioned with wooden flooring, double-glazed window to the front, a charming cast iron fireplace with decorative tiled inset and hearth, and access to the cellar.

Morning Room

East facing, and catching the morning sun, this delightful room has plenty of space for furniture, including a breakfast table and chairs, together with space for seating and work/play areas. With exposed beams, practical quarry tiled flooring, and a large double-glazed window overlooking the charming rear garden and the countryside beyond. For cooler days there is a log burner. There is also the benefit of open access





There is also the benefit of open access to the kitchen, and a door to the utility/boot room.

Traditional Farmhouse Kitchen

A typical farmhouse-style, with quarry tiled flooring and fitted with: breakfast bar and bespoke wooden wall and base units with quartz worktops, ceramic sink with drainer & space for an electric range. Integrated appliances include a dishwasher, fridge, microwave and extractor. Also, two windows to side.

Utility Room/Boot Room

With a magnificent entrance door from the driveway and quarry tiled floor, this proper boot room is the perfect stop-off for muddy boots, wet coats and dogs. It is also welcoming with bespoke wooden units and solid wood worktops. There is also a tall storage cupboard, Belfast sink, along with space for: washing machine, dryer and chest freezer. Two windows provide a good amount of light.

First Floor

Landing - a spacious and versatile landing area, ideal for a reading or study space, featuring a window to the front, wooden flooring, panelled ceiling, doors to all rooms.

Principal Bedroom - a charming and generous room with a rear facing double glazed window offering lovely open views, and a small, decorative, stained glass window providing a delightful feature. Also, exposed floorboards, a wood panelled ceiling, and access to:

En-Suite Shower Room - fitted with a three-piece suite comprising double shower cubicle with tiled walls, pedestal wash basin, low-level wc, and side-facing window.

Double Bedroom Two - with front-facing window, exposed floorboards, and an impressive run of fitted pine wardrobes.

Double Bedroom Three - with front-facing window, exposed floorboards and access to a boarded loft via pull-down ladder.

Double Bedroom Four - window to the rear aspect, exposed floorboards and wood panelled ceiling.





House Bathroom - a well-appointed, light filled period style bathroom, with a tall window to the side and with a four-piece suite including: freestanding cast iron bath, pedestal wash basin, low-level wc, and step-in shower cubicle with tiled walls.

Externally - Front Garden - a delightful, formal, west facing and enclosed garden with flower beds and winding pathways – block paved and gravel. **Rear and Side Gardens** - an impressive (electric) gated entrance leads to a large resin driveway, which provides ample parking. Substantial west and south facing gardens surround. These are predominantly laid to lawn, complemented by mature trees, beautifully planted borders, a thoughtfully designed patio and gazebo. A resin pathway leads to the far end of the garden with uninterrupted views across open fields towards the hills; and where the River Tame meanders along at the boundary, creating a haven for wildlife.

Outbuildings

1. **Two-Storey Heated Outbuilding** - Attached but self-contained, and much improved, providing different areas with a variety of uses. The ground floor includes an entrance with travertine flooring, storage cupboard, stairs to the first floor, well fitted kitchen space and designated bathroom facility with shower, wash basin and low level wc. The second floor has two areas with skylights.
2. **Double Garage** - with electric roller shutter door, power, lighting and two frosted windows to the side.
3. **Workshop** - with power, light and side window.
4. **Brick-Built Store** - divided into two useful areas.

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