

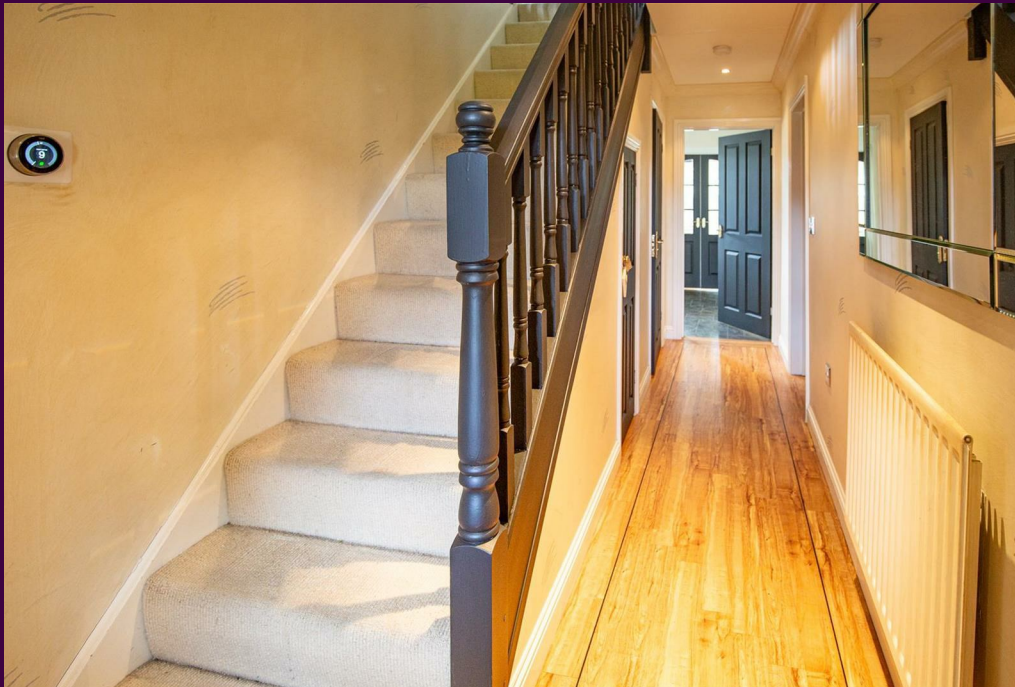
Caldey Gardens, Ingleby Barwick



Asking Price £465,000

IH INGLEBY HOMES





An Exceptional Family Residence with Panoramic Leven Valley Views

There are homes that simply provide accommodation — and then there are homes such as this, that create a feeling the moment you arrive. Tucked away at the head of a desirable cul-de-sac, this outstanding five-bedroom detached residence commands one of the most enviable positions in the area — a rare purchase opportunity!

Backing directly onto the magnificent Leven Valley, the home enjoys views across rolling green hills, mature woodland and open skies, creating a setting that feels wonderfully rural and private, yet remains only moments from the superb amenities, restaurants, schools and transport links of Yarm and Ingleby Barwick and beyond.

Upon arrival the property makes an unforgettable first impression, handsome & double-fronted, expansive driveway with parking for 4 cars and detached double garage create a sense of prestige and permanence, while the peaceful cul-de-sac position offers both privacy and exclusivity.

The layout is spacious and versatile, bringing Five well-proportioned bedrooms, Three bathrooms, Three substantial reception rooms, A lovely garden room, and Detached double garage with exciting annexe potential (subject to planning).

Whether hosting family gatherings, entertaining friends or simply enjoying peaceful evenings overlooking the valley, this is a home that effortlessly adapts. The mature landscaped gardens wrap beautifully around the property, offering multiple seating areas to follow the sun from morning through to evening. Beyond the boundary lies an ever-changing natural backdrop alive with birdsong, wildlife and uninterrupted valley views — a setting that can never be replicated by neighbouring development.

Early viewing is strongly advised to fully appreciate the setting, scale and lifestyle on offer.

Offered to the market with no forward chain. A truly rare purchase opportunity!

GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.

1ST FLOOR
712 sq.ft. (66.1 sq.m.) approx.

GROUND FLOOR LAYOUT:

- DOUBLE GARAGE: 18'0" x 17'10" (5.49m x 5.44m)
- GARDEN ROOM: 11'1" x 7'8" (3.37m x 2.34m)
- KITCHEN: 15'3" x 8'4" (4.64m x 2.54m)
- DINING ROOM: 10'10" x 10'8" (3.30m x 3.25m)
- UTILITY
- WC
- CLOSET (C)
- FAMILY ROOM: 15'8" x 9'3" (4.77m x 2.81m)
- LOUNGE: 19'0" x 10'8" (5.79m x 3.25m)
- HALL

1ST FLOOR LAYOUT:

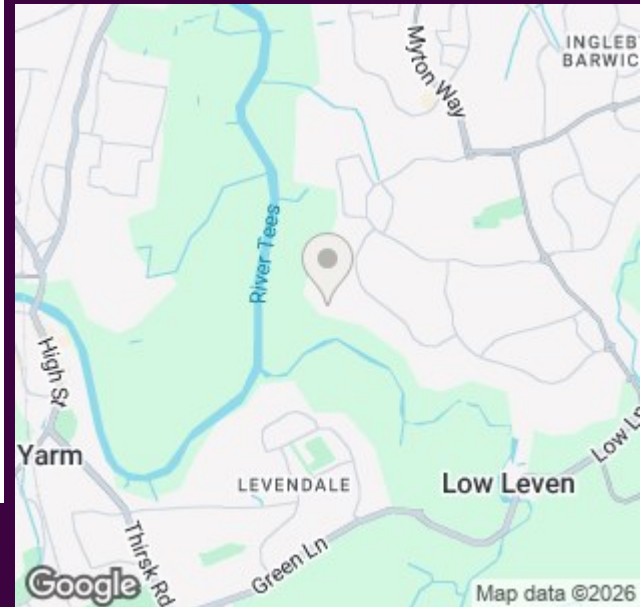
- BEDROOM: 9'3" x 8'10" (2.81m x 2.70m)
- ENSUITE
- MASTER BEDROOM: 12'11" x 10'6" (3.92m x 3.19m)
- BATHROOM
- LANDING
- CLOSET (C)
- WARDROBE (W)
- BEDROOM: 9'3" x 8'0" (2.81m x 2.43m)
- BEDROOM: 11'11" x 7'0" (3.64m x 2.13m)
- BEDROOM: 11'6" x 10'6" (3.50m x 3.19m)

TOTAL FLOOR AREA: 1865 sq.ft. (173.3 sq.m.) approx.

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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The Location



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Freehold



- Exceptional detached family residence
- Prime head-of-cul-de-sac position
- Spectacular panoramic Leven Valley views
- Five bedrooms , master with en-suite
- Three reception rooms plus stunning garden room
- Detached double garage with annexe potential (STPP)
- South-westerly landscaped gardens
- Extensive entertaining terraces and decking
- Scope to extend further (subject to planning)
- Rural feel whilst moments from Yarm & Ingleby Barwick amenities



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