



1 ROSEBERRY GARDENS, NEWTON UNDER ROSEBERRY,

North Yorkshire, TS9 6FA



AN EXCEPTIONAL BESPOKE RESIDENCE

Local Authority: Redcar and Cleveland Borough Council
Council Tax band: H
Tenure: Freehold

			EPC
6	5	4	B

Accommodation:

Ground Floor: Reception Hall | Living Room | Games Room | Study | Open-Plan Family Living Kitchen | Pantry | Utility Room | Boot Room | Cloakroom | Annex Accommodation
First Floor: Principal Bedroom Suite with Sitting Area, Dressing Rooms & En Suite | Three Further Double Bedrooms | Three En Suites
Outside: Double Garage | Extensive Parking | Landscaped South-Facing Gardens | Covered Outdoor Dining Terrace | Hot Tub Area



THE PROPERTY

Set beneath the dramatic silhouette of Roseberry Topping, within the highly sought-after village of Newton-under-Roseberry, 1 Roseberry Gardens is an exceptional detached residence forming part of an exclusive development of just four individually designed homes.

Extending to approximately 6,500 sq ft, the property combines striking contemporary design with outstanding craftsmanship and beautifully balanced family accommodation. Thoughtfully designed to maximise natural light and capitalise on its remarkable setting, the house offers an effortless blend of luxury, practicality and modern living.

A magnificent galleryed reception hall creates an impressive first impression, where elegant detailing, a sweeping oak staircase and French doors opening to the rear gardens establish the quality and scale found throughout the home.





THE PROPERTY

The principal reception rooms are both elegant and welcoming, including a light-filled living room with garden views and a brick fireplace with multi-fuel stove, a games room ideal for entertaining, and a separate study with direct garden access.

At the heart of the home lies the spectacular open-plan kitchen and family living space. Designed as the focal point of everyday life, the room incorporates a stunning vaulted kitchen with bespoke cabinetry, premium worktops and a substantial central island. A striking double-sided fireplace creates a natural division between the kitchen and family living areas, whilst bi-folding doors open directly onto the south-facing terraces and gardens beyond.

Further practical accommodation includes a pantry, utility room, boot room and cloakroom. In addition, the property benefits from an impressive self-contained annex, ideally suited to multigenerational living, guest accommodation or independent family members.

To the first floor, a light-filled galleried landing enjoys dramatic glazing overlooking the gardens. The principal suite provides a luxurious private retreat, featuring a vaulted sitting area with access to a covered balcony, separate dressing rooms and a beautifully appointed en suite. Three further double bedrooms continue the exceptional standard of accommodation, each benefitting from stylish en suite facilities and fitted storage.

Throughout the property, quality craftsmanship, impressive proportions and exceptional attention to detail combine to create a home of considerable distinction





EXTERNALLY

The gardens and grounds provide a superb setting for the house and have been thoughtfully designed for both relaxation and entertaining.

Occupying approximately 0.75 acres and enjoying a prized southerly aspect, the landscaped gardens comprise expansive lawns, generous terraces and attractive seating areas which take full advantage of the property's private setting.

Particular highlights include the covered outdoor dining terrace directly connected to the kitchen, together with an impressive leisure area incorporating a hot tub, outdoor shower and WC.

Approached via a substantial private driveway, the property benefits from extensive parking and double garaging, providing excellent facilities for modern family occupation.

With panoramic views towards Roseberry Topping and across the surrounding countryside, the setting offers a wonderful balance of privacy, scenery and convenience.





SITUATION

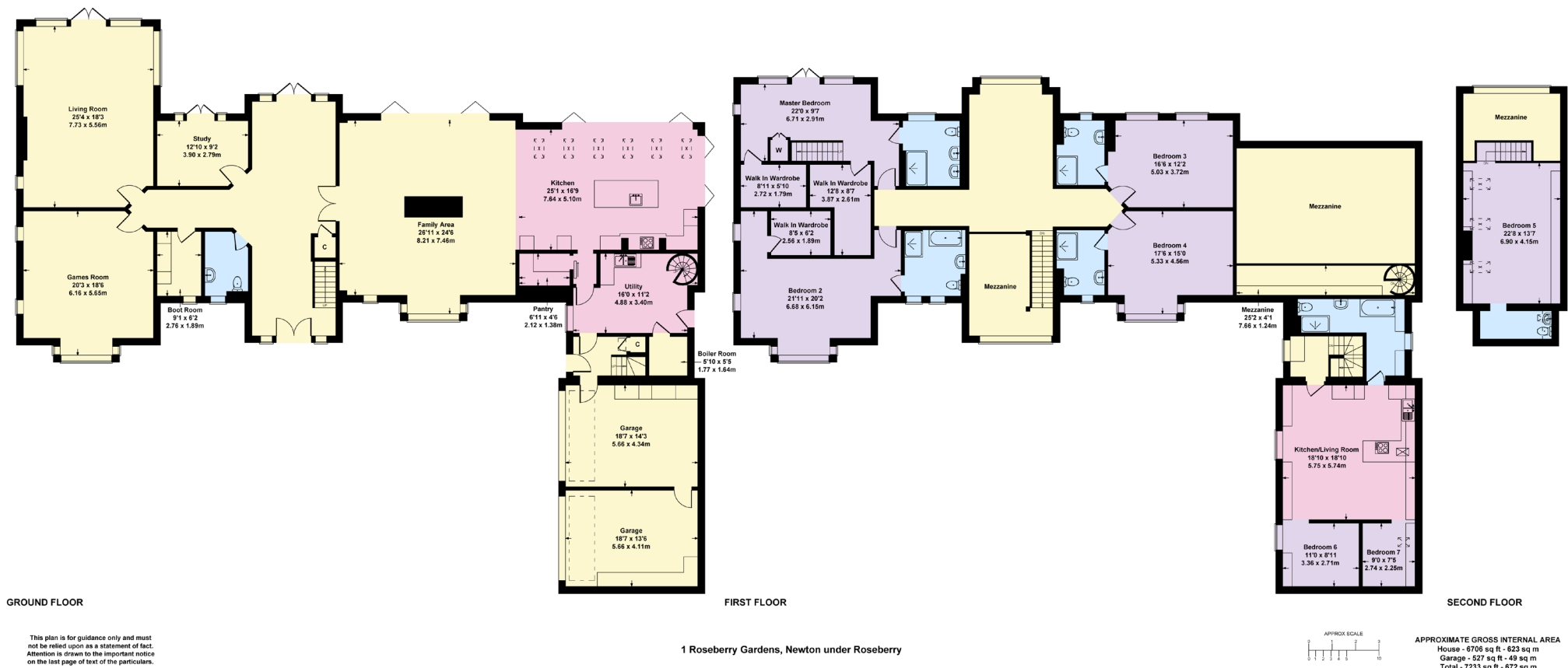
Newton-under-Roseberry is widely regarded as one of North Yorkshire's most desirable village locations, positioned beneath the iconic Roseberry Topping and on the edge of the North York Moors National Park.

The nearby market towns of Great Ayton and Stokesley provide an excellent range of everyday amenities, independent shops, caf  s, restaurants and highly regarded schooling. The surrounding area offers superb recreational opportunities including walking, cycling, golf and country pursuits.

The A19 provides excellent road links throughout the North East and Yorkshire, whilst rail services from nearby stations offer connections to York, Newcastle and London.

Combining bespoke architecture, beautifully designed living spaces and a breathtaking village setting, 1 Roseberry Gardens represents a rare opportunity to acquire one of the area's most impressive contemporary homes.





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