Harper & Co
Estate Agents Ltd

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106 High Street

Norton, Stockton-On-Tees, TS20 1DS

Offers in the region of £650,000

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Substantial Grade II Listed Period Residence | Over 4,400 Sq Ft | Heart of Norton Village | Beautiful Period Features & Exceptional Living Space

An exceptional opportunity to acquire this substantial Grade II listed period residence, occupying a prominent position in the heart of the highly sought-after Norton Village. Offering over 4,400 sq ft of generous and versatile accommodation across three floors, this impressive property combines beautiful period character, spacious reception rooms and established gardens, providing a rare opportunity to purchase a truly distinctive home in one of the area's most desirable locations.

Boasting an abundance of traditional features, generously proportioned rooms and a flexible layout, the property offers fantastic potential for a range of buyers seeking a home with both character and space. With multiple reception rooms, a stunning conservatory overlooking the gardens and additional accommodation to the second floor, this remarkable residence provides an excellent opportunity to create a wonderful family







Harper & Co are delighted to bring to the market this truly distinctive Grade II Listed residence, superbly positioned in the very heart of Norton Village. Rich in history, character and architectural charm, this impressive home provides an exceptional amount of living space and enjoys one of the area's most desirable settings, with the High Street, Village Green and much-loved duck pond quite literally on the doorstep.

From the moment you arrive, the handsome period façade gives an indication of the character found within. The property retains a wealth of traditional features, with generous room proportions, sash-style windows and architectural detailing creating a home that feels both elegant and full of personality.

The ground floor is particularly impressive, providing four separate reception spaces and offering enormous flexibility for family life and entertaining. The principal formal lounge is a wonderfully proportioned room, while the additional living and dining rooms allow plenty of scope for both formal and relaxed everyday use.

One of the home's standout spaces is the beautiful conservatory/sunroom, overlooking the garden and creating a fabulous light-filled room in which to relax and enjoy the surroundings throughout the year.

At the heart of the home sits the kitchen/dining room, complemented by useful ancillary spaces including a store, cloakroom and boiler room, further enhancing the practicality of this substantial property.

The sense of space continues upstairs. The first floor provides four generously proportioned bedrooms, including an impressive principal bedroom, together with a dedicated dressing room, wet room and separate WC.

For those requiring even more space, the second floor provides three additional loft rooms. These offer fantastic versatility for storage and other ancillary uses, with exciting potential for further accommodation or alternative uses, subject to the necessary listed building, planning and building regulation consents.

Externally, the property occupies an impressive plot which complements the scale and character of the house. The garden provides a wonderful backdrop to this historic home and offers plenty of opportunity for outdoor entertaining, relaxing and gardening.

The combination of its Grade II Listed status, exceptional proportions and prime Norton Village position makes this a particularly rare addition to the market. Homes of this character and scale in such a prominent High Street setting seldom become available.

A property that really does need to be experienced in person to fully appreciate everything it has to offer.

Location
Occupying a superb position on Norton High Street, the property sits at the heart of one of Stockton-on-Tees' most sought-after villages. Norton is renowned for its attractive tree-lined High Street, independent shops, cafés, restaurants and traditional pubs, with the beautiful Village Green and duck pond adding to its distinctive village atmosphere.

The location is also extremely convenient for families and commuters, with a range of local schooling nearby, including Red House School, while Stockton, Billingham and surrounding areas are easily accessible. The A19 is only a short drive away, providing excellent road connections throughout Teesside and the wider North East.

It is a location offering the best of both worlds – a charming village setting with an excellent choice of amenities and transport links close at hand.

Note
Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

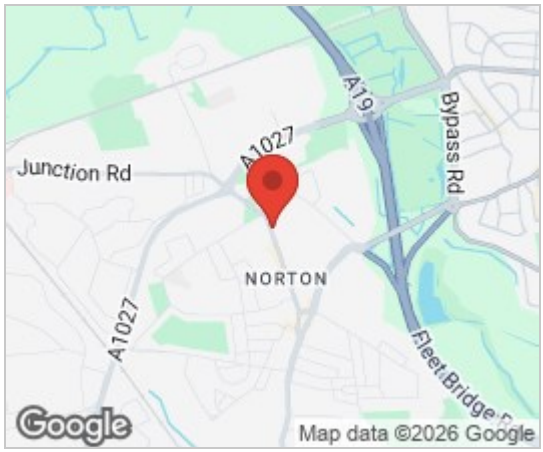
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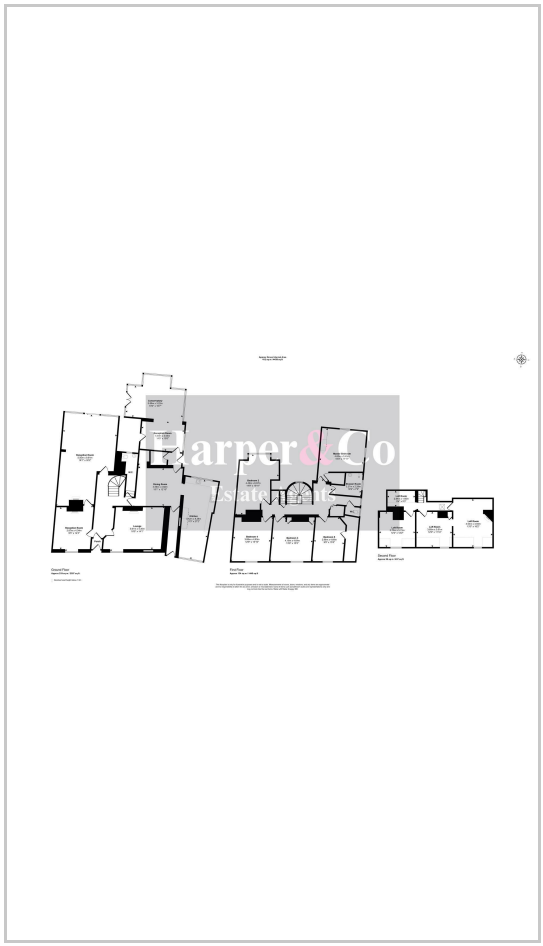
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Money Laundering Notice
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

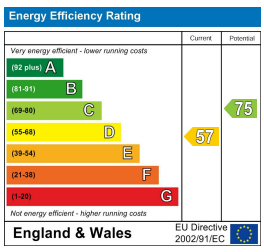
Area Map

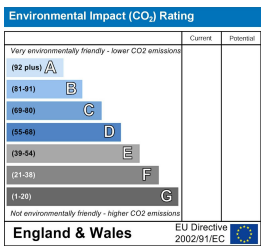


Floor Plans



Energy Efficiency Graph





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