GowlandWhite



Church Road, Egglescliffe Village, TS16 9DQ

Set within the heart of Egglescliffe, one of the area's most desirable villages, this double fronted and spacious Grade II listed semi-detached period farmhouse offers generous accommodation and a rare plot of approximately 0.22 acres. Available with NO ONWARD CHAIN and just a short walk away from Yarm's historic cobbled High Street, where independent shops, cafes and restaurants create a vibrant market town atmosphere.

The property retains its traditional appeal with exposed beams, sash windows and many original features. Adjoining the main house is a vacant outhouse which offers scope for enhancement. In addition, the size and configuration of the plot suggest further potential for extension or separate development, subject to the correct planning permissions.

The ground floor provides a welcoming entrance hall with a rear lobby, a comfortable lounge and a well proportioned dining room to the front. To the rear, the kitchen/breakfast room enjoys a sociable layout and leads through to a study, ideal for homeworking. A utility room and cloakroom/WC complete the ground floor. Upstairs, four double bedrooms are served by a family bathroom.

Externally, mature hedging and gates give access to the lawned front gardens, giving a sense of privacy from Church Road. Vehicle access runs along the side lane and around to the rear, where hardstanding provides off road parking. Here you will find the detached Grade II listed brick built building, previously used as the garage. Beyond this lies a further mature garden.

£750,000

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HALL

LOUNGE
23'6" x 14'11" (7.16m x 4.55m)

DINING ROOM
16'8" x 12' (5.08m x 3.66m)

INNER HALL

KITCHEN/BREAKFAST ROOM
14'3" x 11'5" (4.34m x 3.48m)

STUDY
14'1" x 8'3" (4.29m x 2.51m)

DOWNSTAIRS WC
9'3" x 6'5" (2.82m x 1.96m)

UTILITY ROOM
9'3" x 7'4" (2.82m x 2.24m)

LANDING

BEDROOM ONE
17'4" x 15'2" (5.28m x 4.62m)

BEDROOM TWO
14'3" x 11'5" (4.34m x 3.48m)

BEDROOM THREE
14'9" x 10'11" (4.50m x 3.33m)

BEDROOM FOUR
11'11" x 10'3" (3.63m x 3.12m)

BATHROOM
10' x 9' (3.05m x 2.74m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.









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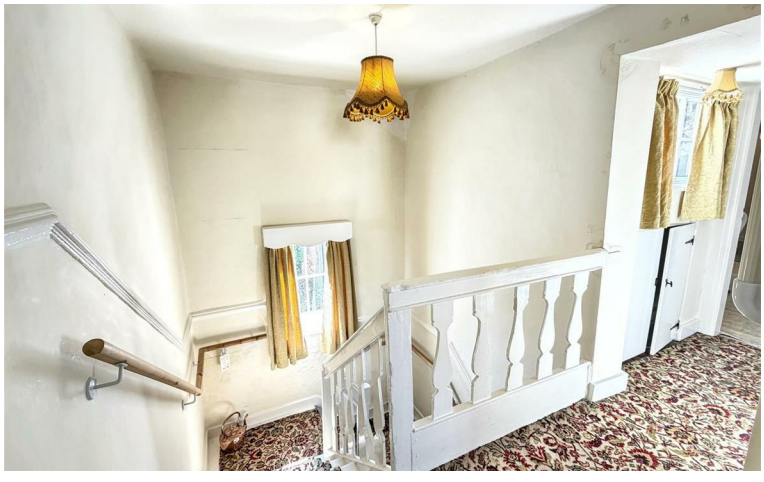












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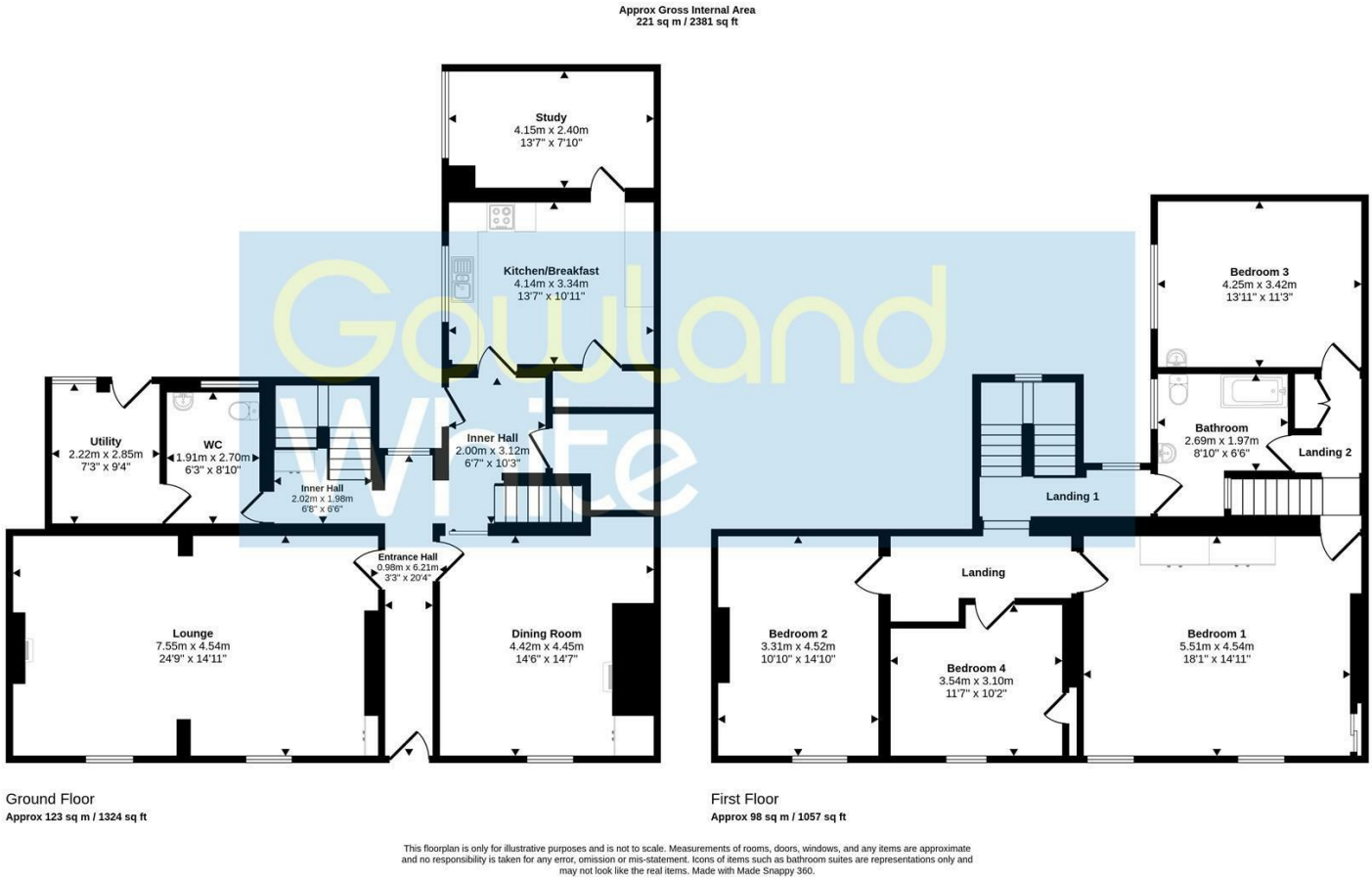



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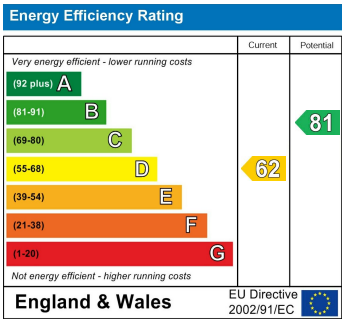


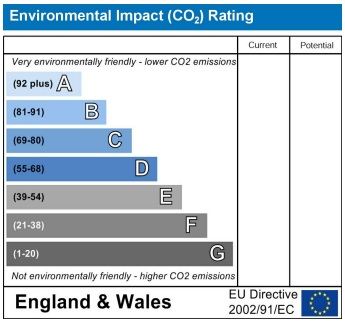


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VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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