



## Preston Lane, Stockton-On-Tees, TS18 3QW

Originally built in 2011 by the highly regarded Preston Farm Developments, this impressive barn conversion occupies a truly outstanding position, adjoining open farmland and enjoying scenic views. Offering substantial and versatile accommodation across three levels, the property features six double bedrooms, extends to over 2,000 sq. ft. and is ideal for modern family living.

The well planned interior briefly comprises a spacious living room and a contemporary family kitchen with integrated dishwasher, rangemaster and granite worktops, both rooms benefiting from French doors opening onto the rear garden, perfectly framing the stunning countryside views. The ground floor further benefits from underfloor heating throughout, enhancing comfort and efficiency.

Across the upper floors are six double bedrooms and three bathrooms, including the main bedroom with dressing room, providing ample space for larger families or those seeking flexible accommodation. Each floor benefits from separate heating controls, alongside gas central heating and double glazing throughout.

Despite its peaceful rural setting, the property is ideally located on the outskirts of Eaglescliffe, offering excellent access to local amenities, well regarded schools, and convenient transport links including Eaglescliffe train station and the A66. Preston Park is also within walking distance.

Externally, the property enjoys a beautifully landscaped rear garden which backs directly onto open farmland, creating a wonderful sense of privacy and space. Additional features include a garage with a useful utility area to the rear, off-road parking, and access to a further communal garden space.

This exceptional home combines rural tranquillity with modern convenience, making it a rare opportunity in a highly desirable location.

£550,000



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HALLWAY

LOUNGE

19'3" x 11'7" (5.87m x 3.53m)

KITCHEN/DINING

19'7" x 10'8" (5.97m x 3.25m)

WC

6'2" x 2'10" (1.88m x 0.86m)

LANDING

BEDROOM ONE

19'1" x 10'9" (5.82m x 3.28m)

DRESSING ROOM

7'5" x 6'9" (2.26m x 2.06m)

EN SUITE

8' x 6'9" (2.44m x 2.06m)

BEDROOM TWO

19'9" x 11'6" (6.02m x 3.51m)

BEDROOM THREE

19' x 9'8" (5.79m x 2.95m)

BEDROOM FOUR

12'2" x 11'8" (3.71m x 3.56m)

BEDROOM FIVE

12'1" x 10' (3.68m x 3.05m)

BEDROOM SIX

9'3" x 8'3" (2.82m x 2.51m)

BATHROOM

9'2" x 6'9" (2.79m x 2.06m)

BATHROOM

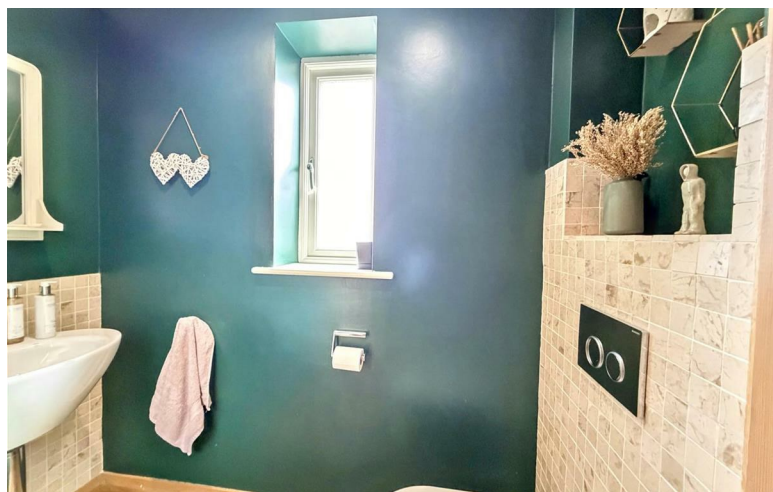
10'4" x 8'5" (3.15m x 2.57m)

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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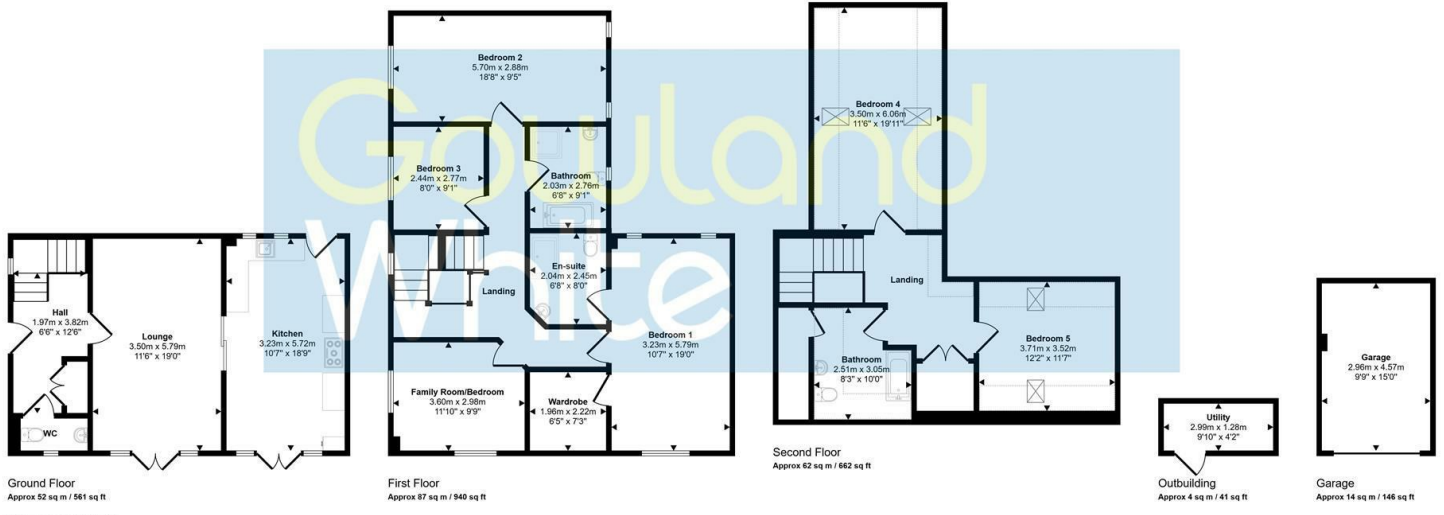
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Approx Gross Internal Area  
218 sq m / 2350 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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