



The Townhouse Butts Lane, Stockton-On-Tees, TS16 9BU

Offers Over £425,000

Hive Estates are proud to present this charming and characterful three-bedroom home, situated within The Townhouse off Butts Lane in the picturesque, tree-lined village of Egglescliffe. Rich in period features and timeless appeal, this wonderful home enjoys a peaceful village setting while being just a short walk from the vibrant High Street in nearby Yarm, with its excellent selection of independent shops, restaurants, bars and cafés.

Beautifully presented throughout, with private entrance hallway and staircase the spacious accommodation effortlessly combines original character with stylish modern touches. The inviting living room is a warm and welcoming space featuring a working log burner with a striking stone surround, neutral decor and wood flooring. To the rear, there is ample room for a dining area, with traditional sash windows filling the room with natural light. Continuing the traditional feel, the kitchen is fitted with shaker style solid wood wall and base units, complemented by granite worktops and matching upstands. A feature range cooker with tiled splashback creates an attractive focal point, while a Belfast sink, traditional cast iron style radiator, generous storage and extensive worktop space make this a practical and impressive kitchen.

All three bedrooms are generous doubles, each retaining charming period details. The principal bedroom features wood flooring, an attractive fireplace, sash windows, a built in storage cupboard and neutral decor. The second bedroom offers patterned carpeting, a feature wall, fireplace and plenty of space for furniture, while the third bedroom also benefits from patterned carpet, neutral decor, a fireplace and useful built in storage. The home is served by two bathrooms. The main bathroom is beautifully designed, blending period charm with contemporary styling. It boasts a stunning freestanding copper roll top bath with traditional floor mounted taps, alongside a spacious walk in rainfall shower enclosed by a sleek glass screen with slate effect tiling. Original wooden flooring, a vanity basin unit and quality finishes complete the room. The second bathroom is equally well presented with floor to ceiling tiling, a bath with shower over, vanity basin unit, WC and shaver point.

Externally, residents enjoy access to a beautifully maintained private garden, laid mainly to lawn and filled with an abundance of mature flowers and planting, creating a peaceful outdoor retreat. The property also benefits from private parking directly in front of the private entrance, with a large communal courtyard providing additional off-street parking. The land offers excellent development potential, subject to the necessary planning permissions. Located in the heart of Egglecliffe Village, the property is perfectly positioned for families, with a well regarded primary school within the village and highly sought after secondary schools just a short walk away. The bustling market town of Yarm is also within easy reach, offering excellent amenities, riverside walks and transport links, making this an exceptional home in a highly desirable location.

Lounge/Diner 15'5" x 19'1" (4.70 x 5.82)

Kitchen/Breakfast Room 9'10" x 15'3" (3.00 x 4.65)

Bedroom 1 16'0" x 15'3" (4.90 x 4.65)

Bedroom 2 15'5" x 13'5" (4.70 x 4.11)

Bedroom 3 14'11" x 12'10" (4.55 x 3.92)

Bathroom 1 10'2" x 13'5" (3.10 x 4.11)

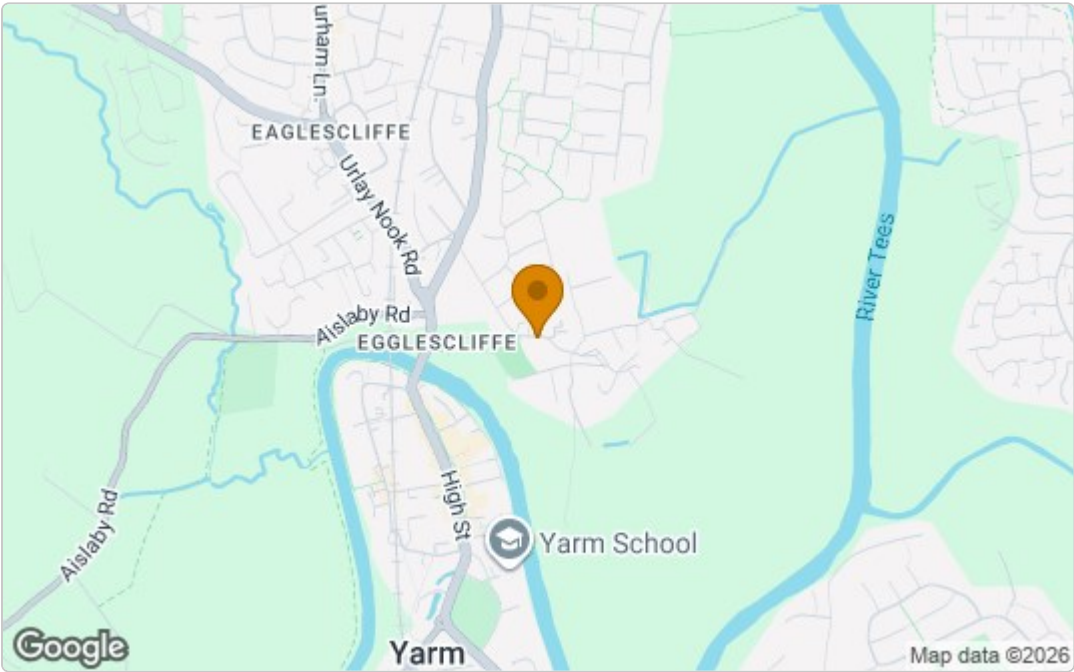
Bathroom 2 9'10" x 8'4" (3.00 x 2.55)

Floor Plan

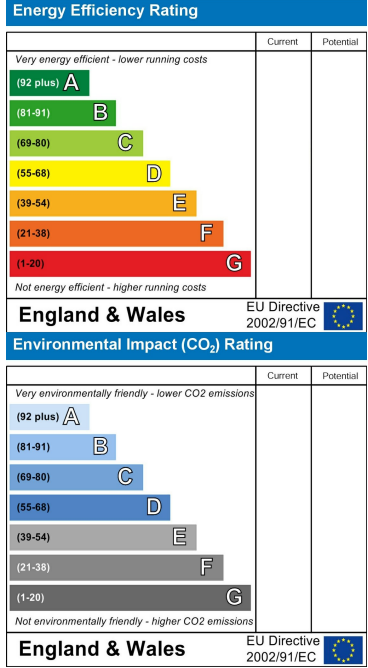


Total area: approx. 156.4 sq. metres (1683.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.