

# TOWN FARM CLOSE, BISHOPTON, STOCKTON-ON-TEES, TS21 1HX



- ▲ Beautifully Located in The Medieval Village of Bishopton, Between Stockton & Darlington, Near The 12th-Century Motte & Bailey Castle
- ▲ Exceptional Link-Detached House
- ▲ Solid Fuel Stove
- ▲ Dining Room/Garden Room with Bi-Fold Doors
- ▲ Private Mature Garden with Stone Patio
- ▲ Versatile Ground Floor Includes: Bedroom/Office with Toilet, Separate Shower Room which Allows Future Ground Floor Living if Required
- ▲ Peaceful Surroundings Overlooking a Communal Leafy Green
- ▲ Elegant Oak Internal Doors, Architraves & Skirtings Enhancing Modern Design
- ▲ Equipped with Air-Sourced Heat Pump, Solar Panels, EV Car Charging Point for Sustainability & Energy Efficiency
- ▲ From September 24 to September 25 the Return Yield on The Solar Panels Has Equated to A Total of £2,369.80

**£425,000**

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Beautifully positioned in the medieval village of Bishopton, between Stockton and Darlington, known for its 12th-century Motte and Bailey castle.

This exceptional link-detached house features a solid fuel stove, a garden room with bi-fold doors, and a private mature garden with a stone patio. The ground floor offers a versatile bedroom/office with a toilet and separate shower room, creating a seamless flow and allowing future ground floor living if required. Enjoy the peaceful surroundings overlooking a communal leafy green.

Showcased within the property are oak internal doors, architraves, and skirtings, adding a touch of elegance to the modern design. The house is equipped with an air-sourced heat pump, solar panels, and an EV car charging point, ensuring sustainability and energy efficiency.

This stunning home offers a perfect blend of luxury and practicality, providing a comfortable and stylish living space for you and your family. Contact us today to arrange a viewing and discover the endless possibilities this property has to offer in the sought-after location of Village Bishopton.

**GROUND FLOOR**

**ENTRANCE PORCH** - Entrance door to entrance porch with large picture length window to the front aspect.

**ENTRANCE HALL** - With staircase to the first floor, cupboard under stairs, radiator and oak detailing including internal doors, architrave and skirting boards.

**LIVING ROOM - 3.78m x 7m (12'5" x 23')**  
With dual aspect windows, the front overlooking a central communal green with leafy backdrop, French doors open to the rear garden and patio, twin radiator and feature fireplace with electric stove.

**KITCHEN AREA - 3.33m x 3.05m (10'11" x 10')**  
Open plan to the garden room/dining room and featuring a superb cream high gloss fitted kitchen with complementary worktops and matching plinth boards, electric hob with overhead hood, high level oven and combination grill, ceramic sink and drainer with mixer tap, integrated appliances and tiled splashbacks.

**TO VIEW:** Tel: **01642 355000**  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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**DINING ROOM/GARDEN ROOM - 3.86m x 4.5m (12'8" x 14'9")**

Vaulted ceiling with Velux window lights, bi-fold doors open to the rear garden, under floor heating, courtesy door to the side of the property and solid fuel stove with oak mantel.

**GROUND FLOOR OFFICE/BEDROOM FIVE/GRANNY ANNEX - 3.86m x 3.43m (max) (12'8" x 11'3" (max))**

With picture length window to the rear aspect, French doors opening to the rear garden, spotlights to ceiling, radiator, under floor heating and designed to provide lateral living as a ground floor bedroom with its own WC.

**WC** - With double glazed window to the side aspect, vanity unit with cabinet below and low level WC.

**GROUND FLOOR CLOAKROOM SHOWER ROOM** - Double glazed window to the front aspect with Plantation blinds, vanity unit with cabinet below, double walk-in shower enclosure with drench style shower and separate wall mounted shower wand. Twin radiator.

**FIRST FLOOR**

**HALF GALLERY LANDING** - With access to all first floor bedrooms.

**BEDROOM ONE - 3.89m x 2.87m (12'9" x 9'5")**

With double glazed window to the front aspect, twin and independent access to bedroom four which is currently used as a dressing room although it has retained its original door to the landing and could be converted back to a bedroom if required.

**BEDROOM TWO - 4.06m x 2.72m (13'4" x 8'11")**

With double glazed window to the rear aspect, radiator and fitted wardrobes.

**BEDROOM THREE - 2.26m x 3.05m (7'5" x 10')**

With double glazed window to the rear aspect and radiator.

**BEDROOM FOUR/DRESSING ROOM - 3.3m x 1.85m (10'10" x 6'1")**

With double glazed window to the front aspect, radiator and fitted wardrobes.

**BATHROOM** - With double glazed window to the rear aspect with Plantation style blinds, pedestal wash hand basin, Bluetooth audio mirror, low level WC, freestanding roll top style bath with shower over and radiator.

**EXTERNALLY**

**PARKING & GARDEN** - Externally there is a double driveway leading to the garage and to the rear there is a very private and mature garden with shaped lawns, raised borders and raised stone patio area.

**GARAGE - 5.36m x 2.84m (17'7" x 9'4")**

**AGENTS NOTE:** - The vendor has provided the following information ...

Air Source Heat Pump installed in 2012.  
Sunroom extension was complete in 2016.  
Solar Panels are owned outright with recently installed inverter.  
Car Charger installed.  
UPVC windows and doors upgraded in 2014 & 2022.  
Both bathrooms are relatively new.  
Wood Buring Stove has certificate of installation.  
The loft space is part boarded.

**Council Tax Band:** E      **Tenure:** Freehold

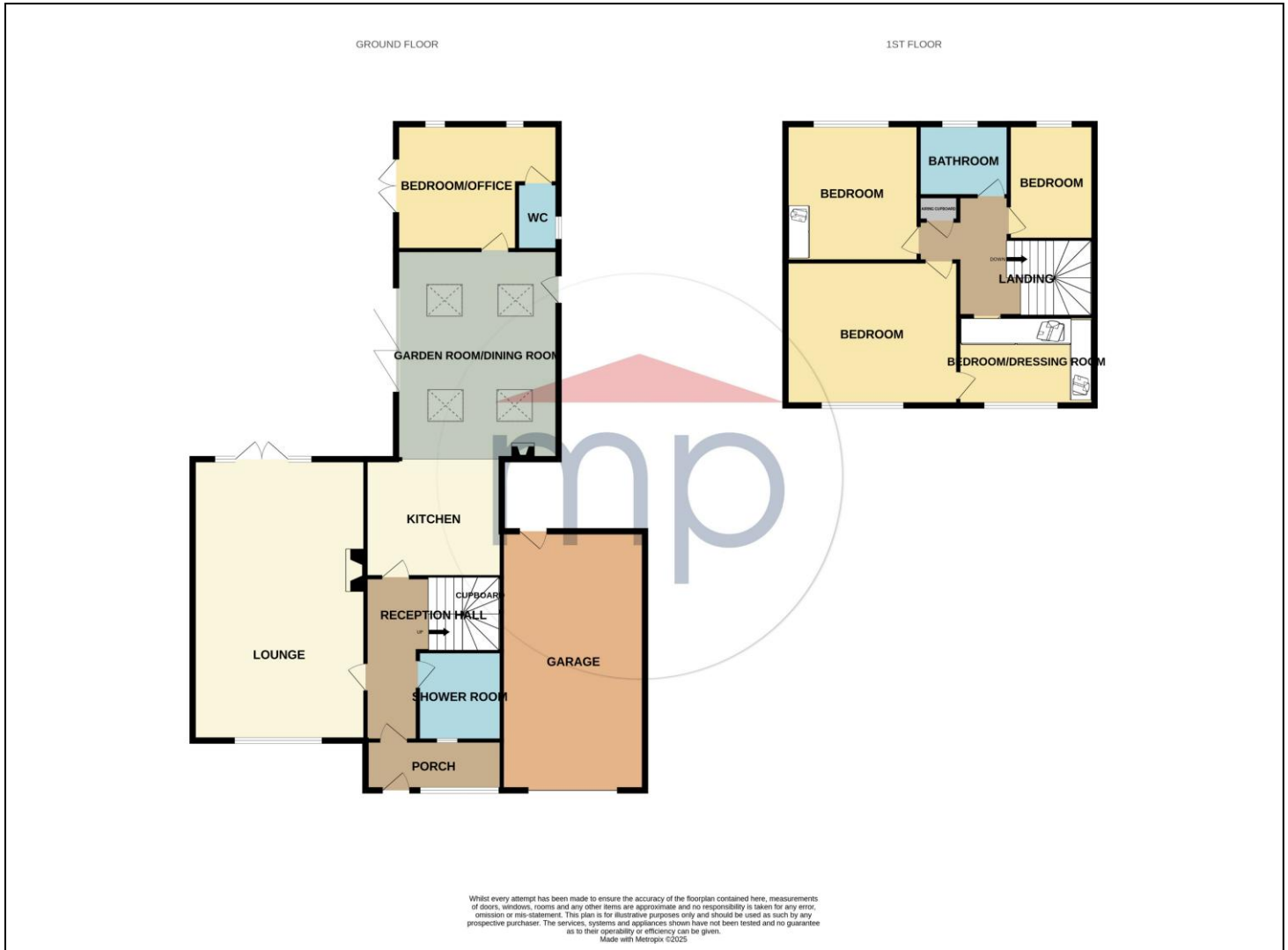


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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