

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

Offers in the region of £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.

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.

TO VIEW: Tel: **01642 355000**

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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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.

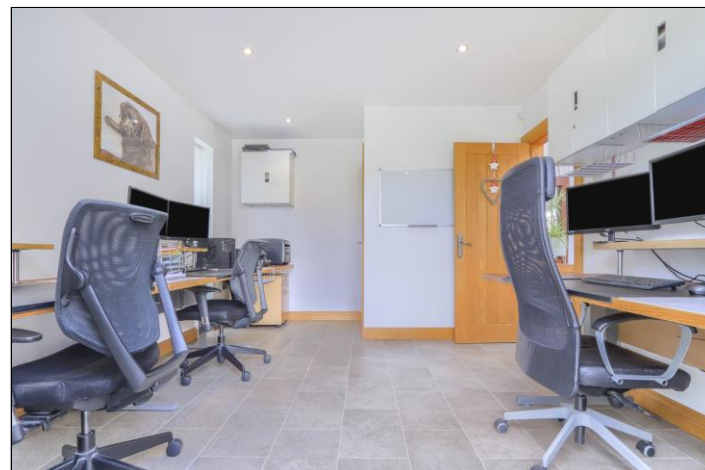
The loft space is part boarded.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - LJ/LS/STO250248/09092025

Council Tax Band: E

Tenure: Freehold

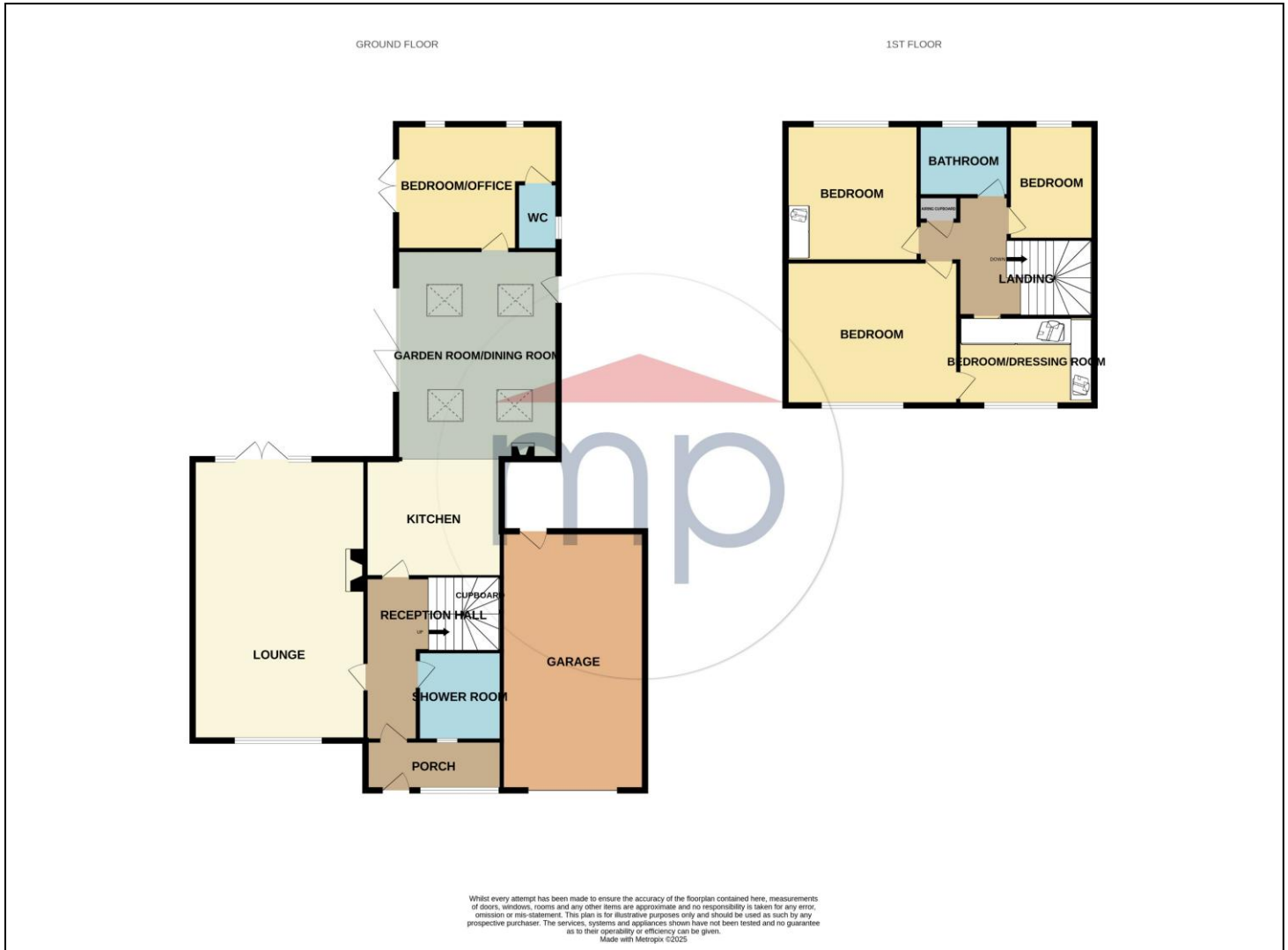


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