

# BLAKESTON HALL, BLAKESTON LANE, STOCKTON-ON-TEES, TS21 3LQ



- ▲ Picturesque 6-Acre Rural Property Located Between Thorpe Thewles & Grindon
- ▲ Well-Maintained Gardens, A Small Wood, Orchard, Fresh Water Well
- ▲ Features Two Georgian Walled Fields, A Paddock & Ample Hardstanding with Turning Space
- ▲ Generous Detached Dormer Home with Spacious Interiors & Large Windows
- ▲ Ample Living Space Including Multiple Bedrooms, Two Bathrooms & A Dedicated Workspace

- ▲ Commercial Facilities Suitable for Various Ventures (Equestrian, Café, Boutique, Studio)
- ▲ Historical Significance as The Site of Blakeston Hall, Partially Destroyed During WWII
- ▲ Unique Backdrop for Events & Gatherings
- ▲ Easy Access to Local Amenities While Immersed in Captivating Rural Landscapes
- ▲ A Rare Opportunity for A Harmonious Blend of Residential Living & Professional Opportunity

**£740,000**

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Nestled in a picturesque setting between the villages of Thorpe Thewles and Grindon, this stunning rural property spans 6 acres of lush green land, offering an idyllic setting for those seeking a unique home/work lifestyle.

The property boasts well-maintained gardens with a variety of trees and planting that enhance its natural beauty, a small wood, an orchard, a fresh water well, two Georgian walled fields, a paddock and plenty of hardstanding with turning space. At the centre of this beautiful estate stands a generous detached dormer property, providing lateral living if required. The interior is spacious and bright, featuring large windows that blend the house with its rural setting. With two bathrooms, multiple bedrooms and living areas, it offers ample space for family life as well as the convenience of a dedicated workspace.

In addition to the residential features, the property includes commercial facilities that open up exciting opportunities for entrepreneurs. Whether you envision an equestrian venture, quaint café, a boutique shop, or a creative studio, the versatile spaces can accommodate various business ventures, enabling you to balance work and personal life seamlessly. Adding to the allure of this property is its historical significance as the site of Blakeston Hall, home to Sir Blakeston, which was partially destroyed during WWII. This heritage element not only elevates its charm but also provides a unique backdrop for events and gatherings.

Surrounded by captivating landscapes, this location embodies the essence of rural England while also having easy access to local amenities.

This 6-acre property is a rare find for those looking to embrace a harmonious blend of residential living and professional opportunity.

#### **GROUND FLOOR**

**RECEPTION HALL** - Composite entrance door with picture length double glazed window to the front aspect opening to the reception hall with single radiator and laminate flooring.

#### **LIVING ROOM - 5.23m x 4.14m (17'2" x 13'7")**

With dual aspect double glazed windows to the front and side aspects, twin radiator, laminate flooring and modern fire surround with electric flame effect fire.

#### **RECEPTION ROOM TWO – DINING ROOM/GROUND FLOOR BEDROOM - 7.21m x 3.48m (max) (23'8" x 11'5" (max))**

With double glazed window to the front and rear aspect, one twin radiator and one single radiator.

#### **KITCHEN DINER - 6.12m x 2.84m (20'1" x 9'4")**

With dual aspect double glazed windows to the side and rear aspect and twin radiator. Generous range of wall, drawer, and floor units with complementary worktops, tiled splashbacks, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, electric hob, high level electric oven and grill, and plumbing for dishwasher.

#### **UTILITY/BOOT ROOM - 3.2m x 1.9m (10'6" x 6'3")**

With dual aspect double glazed windows to the side and rear aspect, floor units with complementary worktops, space for fridge freezer, plumbing for washing machine and door to the rear garden.

**TO VIEW:** Tel: **01642 355000**

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

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**GROUND FLOOR BEDROOM - 4.1m x 3.1m (13'5" x 10'2")**

With double glazed window to the front aspect and single radiator.

**GROUND FLOOR BATHROOM - 2.82m x 1.96m (9'3" x 6'5")**

With double glazed window to the rear aspect, tiled walls, laminate flooring, double walk-in shower enclosure with drench style shower and shower attachment, low level WC, two seater side panelled bath with mixer tap, chrome heated towel rail, spotlights and panelling to ceiling.

**OFFICE/RECEPTION THREE - 2.87m (9'5") x 3.73m (12'3") including stairs**

With double glazed window to the rear aspect, single radiator, cupboard under stairs housing oil central heating boiler and airing cupboard.

**FIRST FLOOR****LANDING - 3.1m x 2.6m (10'2" x 8'6")**

With Velux windows to the front and rear aspect, half vaulted ceiling, two single radiators and storage to eaves.

**BEDROOM ONE - 4.1m x 2.74m (max) (13'5" x 9' (max)) (max)**

With double glazed window to the front aspect and single radiator.

**BEDROOM TWO - 3.43m x 2.54m (11'3" x 8'4")**

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

**BEDROOM THREE - 3.1m (10'2") x 3.53m (11'7") (main dimensions)**

With dual aspect double glazed windows to the front and side aspect, two single radiators and storage to eaves.

**FIRST FLOOR BATHROOM - 1.35m x 1.83m (4'5" x 6')**

With Velux window to the front aspect, side panelled bath with shower attachment, low level WC, pedestal wash hand basin, single radiator, extractor fan and loft access.

**EXTERNALLY****GARDEN SHED/WORKSHOP - 2.92m x 5.84m (9'7" x 19'2")**

With double doors.

**COMMERCIAL PREMISES**

**ENTRANCE** - Entrance door with windows to the front aspect opening to reception desk and hall with floor units and access through to office.

**OFFICE - 4m x 2.03m (13'1" x 6'8")**

Window to the front aspect.

**COMMERCIAL UNIT - 8.38m x 8.97m (27'6" x 29'5")**

including stairs but excluding reception area  
Access through to kitchenette.

**KITCHENETTE** - With wall and drawer units, and stainless steel sink and drainer unit.

**CLOAKROOM/WC** - With low level WC, pedestal wash hand basin and extractor fan.

**FIRST FLOOR - 5.54m (18'2") x 10.19m (33'5") excluding eaves****GROUND FLOOR STOREROOM - 10.13m x 2.8m (33'3" x 9'2")****ADDITIONAL COMMERCIAL UNIT - 14.45m x 4.11m (47'5" x 13'6")**

With up and over garage door access.

**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.

**Council Tax Band:** G

**Tenure:** Freehold



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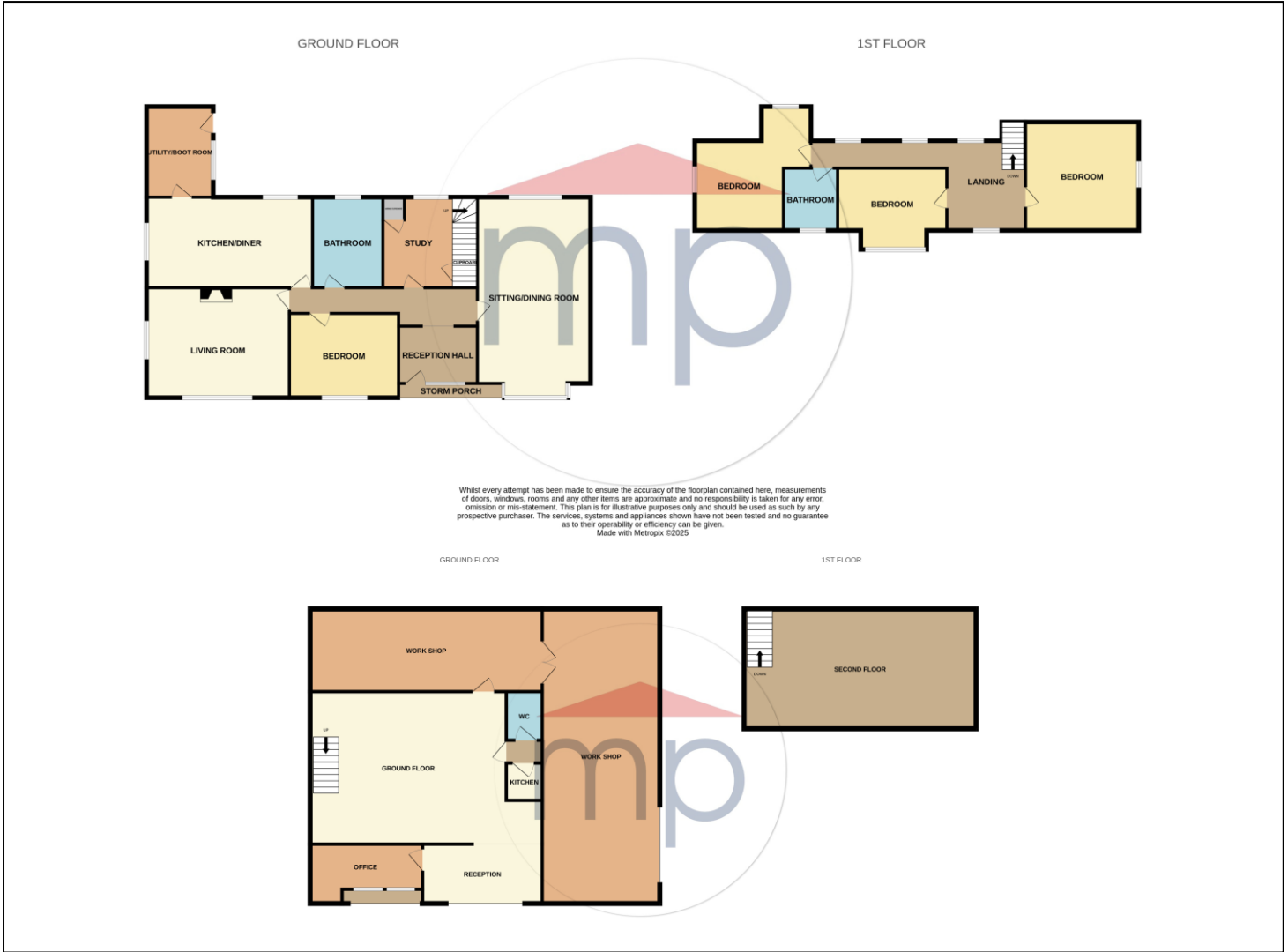


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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