



'Bancroft' is a wonderful, individually designed detached bungalow extending to approximately 3200 sq. ft, located in this prestigious semi-rural setting. The property occupies a substantial plot extending to 3.25 acres with beautiful, landscaped gardens, an extensive paddock, with stable block including tack room, kennels and a large double garage. No expense has been spared in creating this stunning home with tasteful decor and high quality fittings through. Briefly comprises entrance lobby, hallway, 35 ft lounge/dining room, substantial conservatory with built in hot tub, impressive kitchen/dining/family area with granite worktops and integrated appliances, utility room and cloakroom/WC. There are three spacious double bedrooms, all having en-suite facilities and the master bedroom also provides a dressing room. The property is warmed by a gas central heating system and provides double glazing and a comprehensive security system. Whinney Hill is well placed for access to the surrounding towns of Darlington, Stockton and Yarm. This particular property enjoys a Southerly aspect to the rear together with panoramic views over the surrounding countryside. Early internal viewing of this remarkable home comes highly recommended.





GROUND FLOOR

ENTRANCE LOBBY

With entrance door, radiator, corning and Amtico flooring. Door to ...

HALLWAY

With radiator, delft rack and Amtico flooring. Double doors to ...

LOUNGE/DINING ROOM - 10.86m (35'8") x 5.20m (17'1") Measured into bay

A beautifully presented and extremely spacious room with the focal point being the attractive feature fireplace housing a living flame effect gas fire. Two radiators, corning, Amtico flooring and double glazed bay window to the front. Double doors to ...

CONSERVATORY - 8.12m x 7.62m (26'8" x 25')

A wonderful living space with double glazed windows, two sets of double glazed French doors opening to the rear garden, feature roof lantern with electrically operated window opening and fitted blinds. Fitted hot tub, tiled floor with underfloor heating, four radiators and wall light points.

KITCHEN/DINING/FAMILY AREA - 8.60m (28'3") reducing to 6.04m (19'10") x 6.06m (19'11")

Offering an excellent range of high quality fitted wall and floor units with granite worktops incorporating an inset ceramic sink unit with mixer taps. Built in 'Rangemaster' range style oven with integrated microwave oven and dishwasher. Wood burner with mantel over and hearth, tiled floor, radiator, two double glazed windows and ceiling downlighting.

REAR LOBBY

With side access door to the gardens.

INNER LOBBY

With internal door to the double garage.

UTILITY ROOM - 4.67m x 2.46m (15'4" x 8'1")

With a further range of fitted units including an inset sink unit. Plumbing for automatic washing machine and vent for tumble dryer. Part tiled walls, tiled floor, corning, double glazed window and downlighting. Built in cupboard housing the Worcester central heating system.

CLOAKROOM/WC

With low level WC and wash hand basin in vanity unit. Radiator and double glazed window.

MASTER BEDROOM - 5.70m (18'8") x 5.26m (17'3") Measured into bay

Lovely master bedroom with front double glazed bay window, two radiators, ceiling corning and Amtico flooring.

DRESSING ROOM - 3.37m x 1.91m (11'1" x 6'3")

With fitted clothes rails and shelving.

MASTER EN-SUITE BATHROOM - 3.06m x 2.15m (10' x 7'1")

Panelled bath with shower attachment, wash hand basin in vanity unit and low level WC. Corner shower enclosure, tiled walls and floor, chrome effect heated towel rail, double glazed window and downlighting.

BEDROOM TWO - 6.15m x 3.48m (20'2" x 11'5")

Radiator, double glazed window, ceiling corning and Amtico flooring.



EN-SUITE BATHROOM - 2.58m x 1.75m (8'6" x 5'9")

Panelled bath with shower attachment, wash hand basin in vanity unit and low level WC. Tiled walls and floor, chrome effect heated towel rail and double glazed window.

BEDROOM THREE - 5.00m (16'5") reducing to 3.09m (10'2") x 3.85m (12'8")

Radiator, double glazed window and ceiling cornicing.

EN-SUITE SHOWER ROOM - 2.37m x 1.75m (7'9" x 5'9")

Impressively remodelled with a double shower enclosure, wash hand basin in vanity unit and low level WC. Tiled walls and floor, chrome effect heated towel rail and downlighting.

EXTERNALLY

The property occupies a substantial plot extending to 3.25 acres within this prime semi-rural setting. The property is accessed via electric wrought iron double gates, which allows access to the generous block paved driveway and car parking area which continues on to the large double garage. The front garden is mainly laid to lawn with an abundance of established shrubs and trees. A block paved side path leads to the stunning landscaped rear garden which enjoys a Southerly aspect. The garden is predominantly laid to lawn with a feature garden pond, delightful, paved terrace ideal for outdoor entertaining, block paved paths and mature trees and shrubs. In addition, there is a stable block with three stables, all having electricity connected, a tack room and useful lean to garden store. To the side of the property there is an enclosed block paved area with built in kennels and garden shed. Beyond the main garden, there is a fully enclosed lawned paddock which enjoys picturesque views over the surrounding countryside.

DOUBLE GARAGE - 7.63m x 5.63m (25' x 18'6")

With remote electric roller doors, EV charging point, power points and lighting.

AGENTS NOTE

SERVICES

The property is connected to mains gas and water, and drainage is via a sewage treatment plant installed in 2025.

SECTION 21

In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is an employee of Michael Poole Estate Agents.

TENURE - FREEHOLD

COUNCIL TAX BAND G

AGENTS REF: - DC/LS/YAR250410/25112025

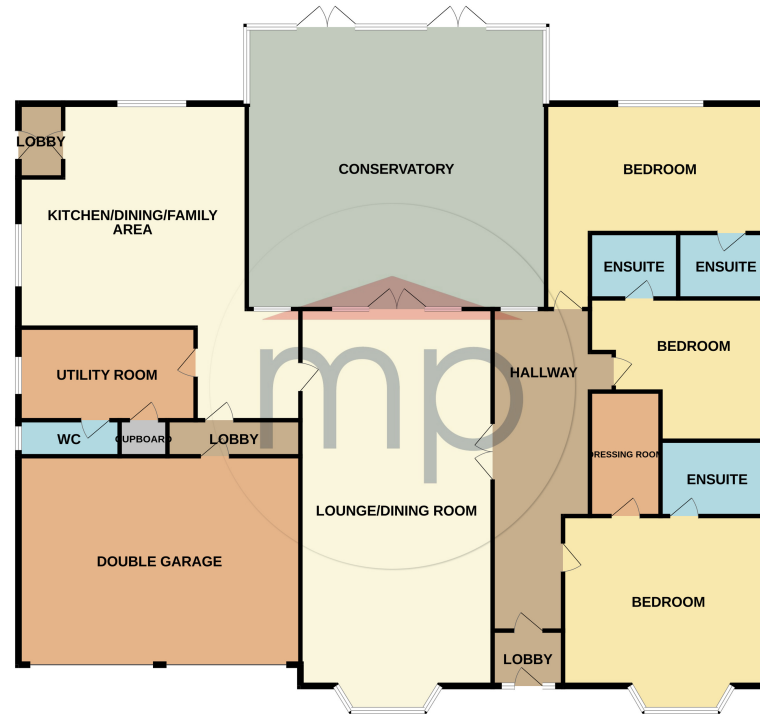
VIEWING: By appointment through our Yarm office on Tel:
01642 788878



Bancroft, Darlington Back Lane, Whinney Hill, Stockton On Tees, TS21 1BG



GROUND FLOOR



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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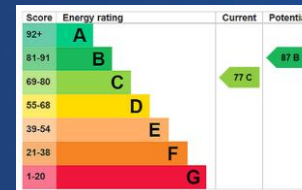
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