



An exceptional five bedroom detached riverside residence, thoughtfully extended to provide over 2,700 sq. ft of versatile and well-appointed living space. Set within a generous plot of approximately 0.24 acres, the property enjoys picturesque views across the river and surrounding open countryside. The beautifully established gardens are complemented by a double garage and a private jetty, offering direct access to the water. The spacious accommodation briefly comprises an entrance lobby and hallway, an impressive lounge/dining room, conservatory, family room, breakfast kitchen, sitting room, study, snug/bedroom six, utility room, cloakroom/WC, and a guest bedroom with en-suite shower room. To the first floor are four further bedrooms, including a superb principal suite with en-suite bathroom, in addition to a stylish family bathroom. The versatile layout offers excellent scope for multigenerational living. The home benefits from underfloor heating in most ground floor rooms and the master bedroom, with radiators serving the remaining areas. Additional features include double glazing and fitted solar roof panels, enhancing energy efficiency. Ideally positioned within a short walk of Yarm's renowned independent school and its vibrant High Street, offering an excellent range of shops, restaurants, and amenities, this outstanding home represents a rare opportunity. Early viewing is strongly advised to fully appreciate the quality, setting, and lifestyle on offer.





## **GROUND FLOOR**

**ENTRANCE LOBBY** - With door to ...

**HALLWAY** - Opening directly to ...

**LOUNGE/DINING ROOM** - 7.01m (23') x 6.56m (21'6") reducing to 4.00m (13'1")

Large open plan living space with double glazed window overlooking and patio doors opening to garden. Door to the conservatory, door to sitting room and double glazed window looking into the sitting room.

**CONSERVATORY** - 5.37m x 3.16m (17'7" x 10'4")

Double glazed with tiled floor, radiator and two sets of double glazed French doors open to the decked seating areas.

**SITTING ROOM** - 5.30m x 2.63m (17'5" x 8'8")

A versatile room with a radiator, double glazed window and two roof windows.

**BREAKFAST KITCHEN** - 6.56m (21'6") x 3.58m (11'9") reducing to 2.63m (8'8")

Offering a generous range of fitted wall and floor units with granite worktops incorporating an under mounted stainless steel sink unit with mixer taps. Fitted breakfast table with matching granite top and double glazed window. Built in oven and gas hob with extractor fan over. Integrated dishwasher and microwave oven. Opening to ...

**FAMILY ROOM** - 5.54m x 3.26m (18'2" x 10'8")

With two double glazed windows to the front elevation and a range of useful fitted cupboards.

**UTILITY ROOM** - 5.00m (16'5") reducing to 3.00m (9'10") x 2.60m (8'6")

With a range of fitted units including a stainless steel sink unit. Plumbing for automatic washing machine, double glazed window and internal door to the garage.

**CLOAKROOM/WC** - With low level WC and wash hand basin.

**INNER HALLWAY** - With under stairs cupboard and staircase to the first floor.

**STUDY** - 3.29m x 3.16m (10'10" x 10'4")

Fitted desk, cupboards, drawers and shelving. Double glazed window to the front.

**SNUG** - 2.95m x 2.74m (9'8" x 9')

A versatile room which could be used as an additional bedroom if required. Double glazed window overlooking the rear garden.

**BEDROOM FIVE** - 5.54m (18'2") reducing to 3.91m (12'10") x 3.33m (10'11")

A spacious guest bedroom with fitted wardrobes and patio doors leading out to the rear garden.



**EN-SUITE SHOWER ROOM - 2.46m x 1.85m (8'1" x 6'1")**

Corner shower enclosure with wash hand basin and low level WC. Part tiled walls and double glazed window.

**FIRST FLOOR**

**LANDING** - With loft hatch.

**MASTER BEDROOM - 5.97m (19'7") to robes x 4.00m (13'1")**

With an excellent range of fitted wardrobes together with a dressing table. Double glazed windows with views to the river and garden.

**EN-SUITE BATHROOM - 2.40m x 2.20m (7'10" x 7'3")**

Jacuzzi bath with shower over, wash hand basin and low level WC. Tiled walls, radiator and double glazed window.

**BEDROOM TWO - 4.87m (16') to robes, reducing to 3.88m (12'9") x 3.19m (10'6")**

Fitted wardrobes to one wall with matching fitted desk unit and shelving. Two radiators and two double glazed windows.

**BEDROOM THREE - 3.83m x 2.52m (12'7" x 8'3")**

Fitted wardrobes, radiator and double glazed window with views to the river and garden.

**BEDROOM FOUR - 3.36m x 2.56m (11' x 8'5")**

Radiator and double glazed window.

**BATHROOM - 2.75m x 1.67m (9' x 5'6")**

Corner bath with shower over, wash hand basin and low level WC. Tiled walls, radiator and double glazed window.

**EXTERNALLY**

**GARDENS, PARKING & DOUBLE GARAGE** - To the front of the house, there is an established shrub garden, with a driveway leading to the double garage with electric up and over door, power points and lighting. In addition, there is a wall mounted Worcester boiler, Megaflo hot water cylinder and double glazed double doors allowing access to the rear garden. The wonderful rear garden takes full advantage of the picturesque views over the river and open countryside beyond. Being mainly laid to lawn with a variety of shrubs and two decked seating areas. In addition, there is a large jetty on the river itself, securely accessed from the rear garden itself via a purpose built walkway.

**TENURE - FREEHOLD**

**COUNCIL TAX BAND F**

**AGENTS REF:** - DC/LS/YAR260088/27042026

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





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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