



Basire House is a substantial residence, being one third of the original Old Rectory located off Butts Lane in this prime Eggescliffe village setting. The property offers substantial and versatile accommodation extending to around 2700 sq. ft, with planning permission passed for further extension and remodelling of the current layout. This period home occupies a generous plot extending to 0.34 acres with mature gardens and a gravelled driveway with parking available for a number of vehicles. The house is warmed by a gas central heating system and provides substantial accommodation briefly comprising; hallway, lounge, dining room, kitchen, breakfast room, utility room, bedroom three and shower room. On the first floor there are two spacious double bedrooms together with the family bathroom. In addition, the property provides two extensive loft rooms with roof windows and staircase access from the ground floor. The property retains many character feature, whilst offering buyers scope to create a wonderful home, by putting their own stamp on this impressive residence. The property situated in the picturesque tree lined village of Eggescliffe, which simply oozes abundant charm and character whilst being a short walk from the cosmopolitan High Street in nearby Yarm. The village offers a popular Junior School, with highly regarded secondary schooling being a short walk away.





GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE - 5.21m x 4.51m (17'1" x 14'10")

INNER LOBBY

DINING ROOM - 4.93m x 4.09m (16'2" x 13'5")

KITCHEN - 4.22m x 4.21m (13'10" x 13'10")

BREAKFAST ROOM - 4.27m x 4.18m (14' x 13'9")

Staircase to loft room two.

UTILITY ROOM - 2.69m x 2.11m (8'10" x 6'11")

BEDROOM THREE - 6.31m (20'8") reducing to 3.13m (10'3") x 4.46m (14'8")

Staircase to loft room one.

SHOWER ROOM - 3.03m x 2.10m (9'11" x 6'11")

FIRST FLOOR

SPLIT LANDING

BEDROOM ONE - 5.07m x 4.08m (16'8" x 13'5")

BEDROOM TWO - 6.07m x 3.78m (19'11" x 12'5")

BATHROOM - 3.46m (11'4") reducing to 1.72m (5'8") x 3.33m (10'11")

LOFT ROOM ONE - 8.63m x 4.17m (28'4" x 13'8")

LOFT ROOM TWO - 6.07m x 3.78m (19'11" x 12'5")



EXTERNALLY

PARKING & GARDENS

The property is accessed off Butts Lane via a private entrance shared with the three neighbouring properties. This particular house enjoys a generous gravelled driveway with turning area, providing parking for a number of vehicles. There are lawned gardens to the front and side with an abundance of shrubs and mature trees. To the rear there is an extensive courtyard, offering excellent space, ideal for outdoor entertaining.

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.

TENURE - FREEHOLD

COUNCIL TAX BAND G

AGENTS REF: - DC/LS/YAR260209/25062026

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



Basire House, The Old Rectory, Butts Lane, Egglecliffe, Stockton-On-Tees, TS16 9BU



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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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10 Chaloner Street,
Guisborough. TS14 6QD.
Tel: 01287 552280

Billingham
10 Town Square,
Billingham. TS23 2LY.
Tel: 01642 955140

Ingleby Barwick
Myton Park, Myton Road,
Ingleby Barwick. TS17 0WA.
Tel: 01642 763636

Residential Lettings
64 - 66 Borough Road,
Middlesbrough. TS1 2JH.
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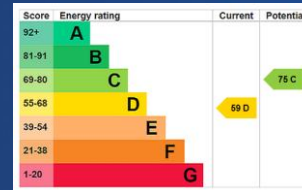
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Stockton on Tees
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Tel: 01642 285041

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