



POPPESTONES
Guisborough, North Yorkshire



POPPLESTONES

POPPLESTONES, HUTTON VILLAGE, GUISBOROUGH,
NORTH YORKSHIRE TS14 8ER

POPPLESTONES IS A SIGNIFICANT SPLIT-LEVEL FAMILY HOME WITH FLEXIBLE AND IMPRESSIVE ACCOMMODATION, CURRENTLY CONFIGURED AS SIX BEDROOMS AND SIX RECEPTION ROOMS. POSITIONED ON AN EXCELLENT PLOT OVERLOOKING WOODLAND IN THE EXCLUSIVE HUTTON VILLAGE.

Accommodation

Entrance Porch • Reception Hall • Living Room • Kitchen / Breakfast Room
Dining Room • Study • Cellar and Utility Room • Six Bedrooms over the Ground
and First Floors • Snooker or Games Room • Two Separate Garden Rooms

Externally

Large, Private, Block-Paved Driveway • Double Garage • Multiple Storage Rooms
Well-Maintained Gardens to Three Sides • Impressive Plot
Overlooking Woodland • Raised Decking Area Overlooking Gardens



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01347 837100

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Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

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Tel: 01969 600120





Situation and Amenities

Hutton Village fringes the west side of Guisborough off Hutton Lane, lying at the foot of Guisborough Wood. Stokesley 9.7 miles, Middlesbrough 9.3 miles, Darlington 25.2 miles (distances are approximate). Road links to the A66 and A19 providing access to Teesside. Direct train services from Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

Hutton Village provides excellent access to local schools, such as Galley Hill, St Paulinus and Highcliffe primary schools, Laurence Jackson secondary school and Prior Pursglove Sixth Form College. Guisborough is a traditional market town on the edge of beautiful countryside and coastal villages. The adjacent Guisborough Woods and the moors are highly regarded for both cycling and walking routes, with further excellent sports clubs and facilities locally.

Popplestones

Popplestones is a unique and substantial home with impressive and flexible accommodation. With over 3,800 square feet of space and laid out over three floors, the property sits in a glorious woodland setting in the highly regarded Hutton Village.

Accommodation

The large entrance porch, which leads through to the reception hall, is sure to provide you with a warm welcome to this large family home. The modern kitchen and breakfast room, with its homely AGA, will be the family meeting point. There is a central island and an impressive array of high quality units and fittings to suit a modern family home. This is a lovely place from which to watch the birds in the front garden with a cup of your chosen brew. Steps down from the kitchen open up to the cellar and utility room, ideal for keeping all the essentials out of the way, with a handy door out to the gardens.

The dining room is perfectly situated adjacent to the kitchen for those family or formal occasions, while the living room, with its central fireplace, is a homely place in which to relax. Triple aspect windows enjoying the views over the gardens mean you may not even need a television. A study will meet the needs of those who work from home.

The ground floor bedroom wing is located off the main hallway and leads to three bedrooms, a bathroom and an additional w.c. The master bedroom enjoys a dual aspect, with views over the rear garden and woodland.

The lower ground floor is a wonderful space in which to enjoy your leisure time. The central snooker/games room has doors out to the decking area and there are two separate garden rooms to enjoy a different aspect. One of these is currently laid out as a gym, while the other is an ideal retreat in which to sit and while away the hours with a good book whilst enjoying the peaceful location. Off the games room is a door through to the double garage and further storage room, with a handy w.c, ideal for those gardening days.

The first floor accommodation is laid out as three double bedrooms with a large family bathroom and an additional w.c. This is a luxurious and private environment for your family or guests to stay and enjoy their own space.

Externally

Popplestones is positioned in the centre of an impressive plot. With gardens to three sides and a driveway to the other, this family home embraces the privacy available and the outlook towards the woodland, where the local birdlife is abundant.

The rear gardens have been landscaped with mature planting, hedging and a lawn to nurture or for the children to play on. To the rear of the house, there is a raised decking area to sit and enjoy the views or entertain friends.

The gardens continue seamlessly around the side of the property, where there is an area perfect for your hot tub or additional seating, along with doors into the garden room and games room. Access to the main house can be gained from the front, side and rear, dependant on the time of day and your seating area of choice.

The front gardens are a mixture of mature hedging and planting with an area of lawn leading back around to the driveway.





Garage and Parking

The property is approached via a large, block-paved drive, suitable for multiple vehicles, with plenty of turning space. This leads around to the garage and very private parking area at the rear of the house. Adjacent to the drive is a huge storage room under the property.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

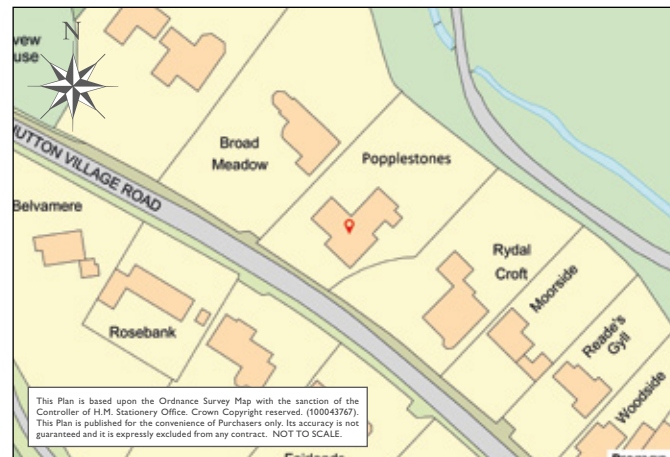
Strictly by appointment with GSC Grays of Stokesley. Telephone 01642 710742

Local Authority

Redcar and Cleveland Borough Council. Council tax band G.

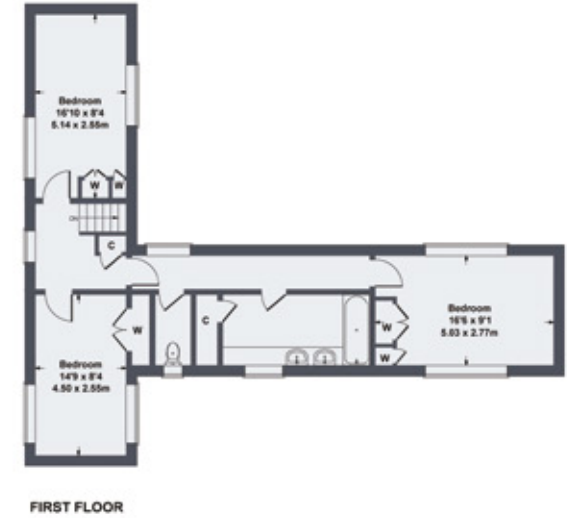
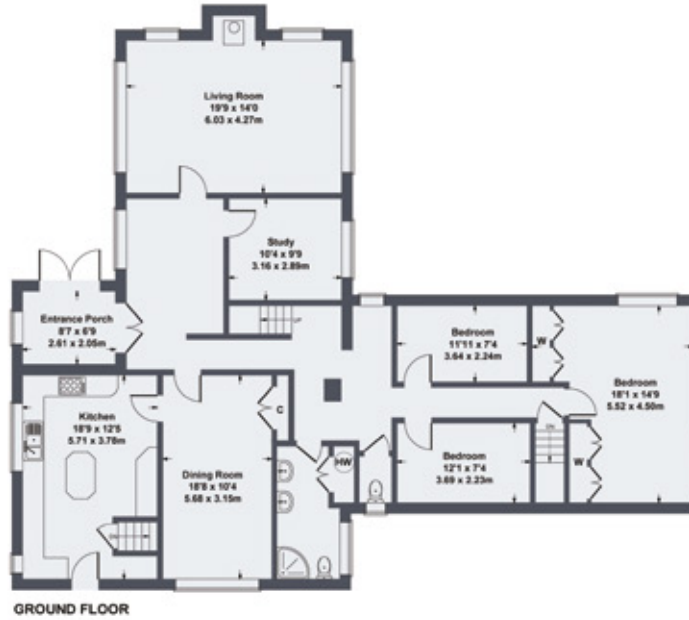
Wayleaves and Covenants

Popplestones is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



Popplestones, Hutton Village

Approximate Gross Internal Area
3828 sq ft - 356 sq m

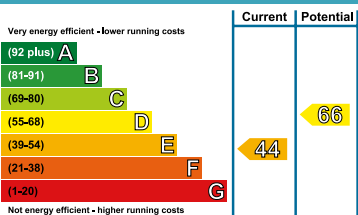


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd 2022

Energy Efficiency Rating



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2022

Photographs taken: April 2022