



CHESTNUT HOUSE

1 High Street, Stokesley, North Yorkshire



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1 HIGH STREET, STOKESLEY, NORTH YORKSHIRE, TS9 5AE

AN IMMACULATELY PRESENTED DETACHED CHARACTER HOME, PRIVATELY TUCKED AWAY YET POSITIONED IN THE HEART OF STOKESLEY. THE PROPERTY BOASTS MANY BEAUTIFUL PERIOD FEATURES AND ENJOYS VIEWS OVER THE GEORGIAN ROOFTOPS AND ADJACENT CHURCH

Accommodation

Entrance Porch • Entrance Hall • Living Room • Sitting Room/Snug • Dining Room
Kitchen • Utility • Larder Store • Ground Floor Cloakroom / W.C.
Master Bedroom with En Suite • Three Further Bedrooms • Family Bathroom

Externally

Private, Well-Maintained Walled Gardens • Gated Block-Paved Driveway
Two Garages and Turning Area • Patio Garden and Various Seating Options



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01388 487000

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Tel: 01969 600120



Situation and Amenities

This historic Georgian market town has stunning views of the Cleveland Hills and is situated on the River Leven. The cobbled high street is bustling with individual shops, restaurants, public houses and cafes. In addition to a weekly market and a monthly farmers' market, Stokesley plays host to the annual agricultural show. The town also has a library, health centre, hotel, cricket and football pitches, golfing range, leisure centre with swimming pool, art society, film club, gardening club, primary and secondary schools and several churches.

Northallerton 15.2 miles, Yarm 8.6 miles, Middlesbrough 9.3 miles, Darlington 23.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

Chestnut House

Approached via an impressive, gated driveway, Chestnut House is discreetly tucked away from view and set in a private and enviable position between St Peter's Church and The Manor House in central Stokesley. The property has excellent access to all that Stokesley has to offer, with the seclusion and privacy afforded by the surrounding walled gardens. These have been cleverly designed and maintained by the current owners to create a "secret garden" style with plenty of seating options, depending on your mood. This home has been meticulously upgraded throughout to offer exceptional accommodation finished to an impeccable standard, with three reception rooms and four bedrooms including an en suite to the master.



Accommodation

A good-sized porch leads through to the main reception hall, providing a warm welcome and giving access to all the principal rooms. Glazed double doors open into the large living room, which is filled with light from windows to three sides and has an impressive central stone fireplace and stove: perfect for a cosy family night in.

The second sitting room or snug is located at the end of the hall, adjacent to the kitchen, and is the ideal spot to enjoy some “me time” in private with a good book. Double doors open up to the side garden, making this a lovely space in which to enjoy the breeze or host your friends and family for an informal coffee in a relaxed environment.

The dining room is partially open-plan and can be accessed from either the kitchen or the main hall. Double doors out to the gardens offer flexibility for al fresco dining and entertaining guests, who can gather around the fireplace long into the evening.

The stylish, high specification kitchen is fitted with everything a modern family needs, including a Belfast-style sink and Range cooker, with a window offering glorious views down the garden. The adjacent utility room and separate pantry offer further storage space and ensure the essentials are kept out of view.

A large cloakroom and w.c, accessed from the main hall, completes the ground floor accommodation.

A beautifully-lit, L-shaped landing gives access to four double bedrooms, with the master enjoying its own modern and stylish en suite. The three remaining bedrooms are serviced by the family bathroom and provide a variety of outlooks, ranging from glimpses over the gardens to views over the Stokesley rooftops or the adjacent churchyard.





Externally

The gardens at Chestnut House are predominantly walled to provide privacy and enjoy a south and westerly aspect: perfect for the afternoon and evening sunshine. There are plenty of areas in which to enjoy a morning coffee, afternoon tea or evening drinks with friends.

Pathways lead to secret parts of the garden, away from the house, with a gate to the outside world. Those with green fingers will love the variety of planting, along with mature trees, hedges and borders, lawns and pergolas.

Garage and Parking

There are two garages at the front of the property, both with double doors and a turning area immediately in front. A stunning entrance gate, positioned between stone pillars, provides access to the long, block-paved driveway leading up to the house.

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

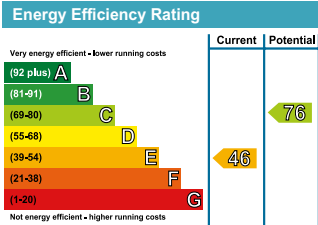
Hambleton District Council. Telephone: 01609 779 977. Council tax band G.

Services

Mains electricity, gas water and drainage.

Wayleaves and Covenants

Chestnut House 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.

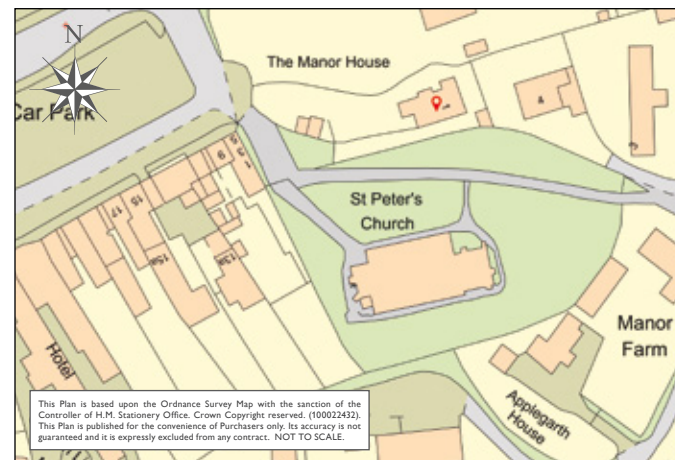
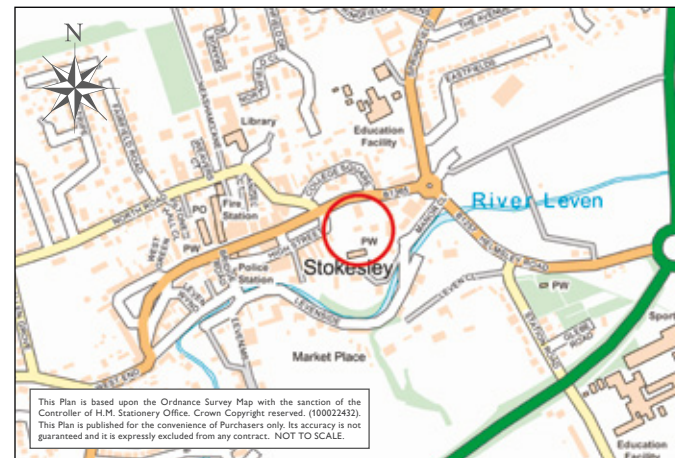
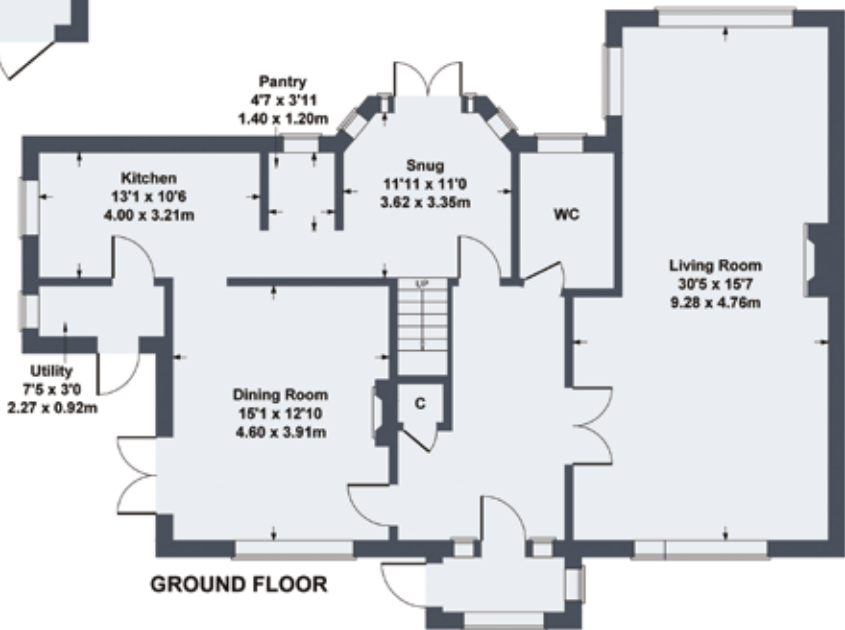
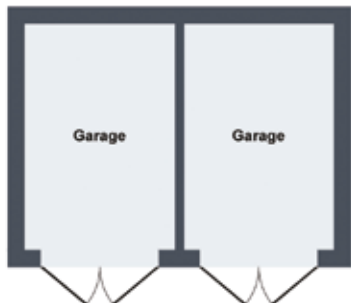
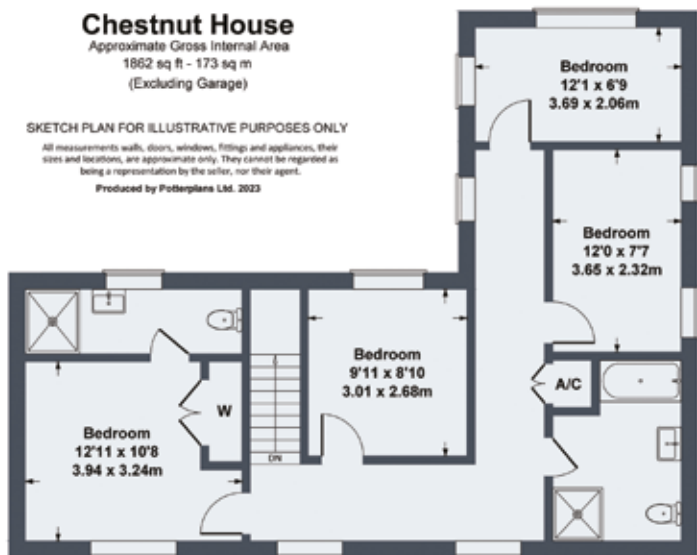


Chestnut House
 Approximate Gross Internal Area
 1862 sq ft - 173 sq m
 (Excluding Garage)

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. 2023



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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: March 2023

Photographs taken: March 2023