



THORNTON BRIDGE FARM,
Seamer Road, Stainton





THORNTON BRIDGE FARM,

SEAMER ROAD, STANTON TS8 0AX

A SUBSTANTIAL, DETACHED FAMILY HOME WITH SIX BEDROOMS, FOUR LARGE RECEPTION ROOMS AND SPACIOUS GARAGING, TUCKED AWAY IN A PRIVATE, SEMI-RURAL LOCATION WITHIN APPROXIMATELY 5.8 ACRES. THERE ARE WELL-MAINTAINED GARDENS, THREE PADDOCKS, AN IMPRESSIVE 100FT X 30FT GENERAL-PURPOSE OUTBUILDING WITH INDOOR STABLE BAYS, ADDITIONAL POLYTUNNEL AND A FURTHER RANGE OF BRICK STABLES.



Accommodation

Welcoming Reception Hall • Large Family Kitchen Opening Out to the Gardens • Utility Room/Preparation Kitchen • Living and Dining Room with Central Fireplace • Second Family Living Room with Large Fireplace • Ground Floor Bedroom • Study • Galleried Landing • Five Double Bedrooms, Two with Jack and Jill Bathroom • Luxurious Master Bedroom Suite with Bathroom and Dressing Room • Family Bathroom

Externally

Large Lawned Front and Rear Gardens with Patio and Seating Areas • Detached Oversized Garage (25ft x 25ft) with Fully Fitted Bar/ Leisure Suite Above • Private Gravelled Driveway with Multiple Parking Options • Sweeping Driveway Leading to Rear Outbuildings with Large Concrete Yard Suitable for Large Vehicles and Turning • 100ft x 30ft General Purpose Building with Stable Bays and Storage • Well-Maintained Polytunnel and Adjacent Vegetable Garden • Three Grass Paddocks Split Neatly into Three with the Larger Paddock at the Rear Enjoying an Excellent Timber Field Shelter



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01388 487000

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Situation and Amenities

Thornton Bridge Farm is positioned between the villages of Thornton and Seamer and within easy reach of the market towns of Yarm and Stokesley, both of which offer excellent restaurants, schools and a good range of quality shops. The property is ideally situated for commuting to the Middlesbrough and Stockton commercial centres as well as excellent access to the A66 and the A19.

Middlesbrough 6.3 miles, Stokesley 6.4 miles, Darlington 16.9 miles, Northallerton 20 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, Manchester and Edinburgh. International Airports: Newcastle, Leeds Bradford and Teesside International.

Thornton Bridge Farm

Thornton Bridge Farm offers exceptional, modern living accommodation at over 4,000 square feet combined with outdoor space perfectly set up for those with small scale livestock requirements or equestrian interests. There is something for everyone at Thornton Bridge, from the large, sociable reception spaces opening out to the rear gardens to the wonderful family living room with fireplace, perfect for cosy nights in. For those who work from home, the spacious ground floor study is ideal. Bedroom accommodation is flexible with six bedrooms including one to the ground floor, three of which having access to en suite facilities. The garaging will suit the vehicle enthusiast with plenty of indoor parking whilst, above the garage, there is a superb flexible space currently laid out as a fully-stocked bar but which would work equally well as a gym or large hobby or music room.

Accommodation

The impressive double entrance doors lead into a large, bright and airy reception hall, which features a grand, bespoke staircase leading up to the galleried landing above. Straight across from here is the spacious family / dining room, with its central fireplace and glazed sliding doors opening straight out to the decking and





gardens beyond, creating a comfortable, flexible space to enjoy with family and friends.

The huge living room is filled with light from windows to three sides and benefits from a wood-burning stove set within a feature, brick-built fireplace.

Positioned to the opposite side of the property, the large, stylish kitchen and breakfast room is fitted with a range of high quality units and work surfaces, with an exposed brick feature wall and a large central island with breakfast bar, further storage and Belfast-style sink. A fantastic space for entertaining guests, this room can be opened up to the rear garden via large sliding glass doors which offer views over the lawn and fields beyond.



The kitchen opens up to a handy utility and preparation space, offering additional storage and built-in appliances. There is also access to a rear lobby with cloakroom/w.c and door leading outside.

Overlooking the front garden, there is a study and ground floor bedroom, both accessible from the entrance hall, which offer flexibility for use according to your preferences.

To the first floor off the galleried landing,, the luxurious master bedroom suite is an impressive size, with double doors and a Juliette balcony providing outstanding views over the countryside. There is a separate walk-in wardrobe and dressing area, with a further door leading into the large en suite bathroom with free-standing bath, his and hers hand wash basins and oversized shower cubicle. The adjacent bedroom was formerly two rooms now combined as one, offering plenty of space and two windows looking out to the rear.



At the opposite side of the property, there are two bedrooms which both enjoy access to a modern and stylish “Jack and Jill” bathroom, which has plenty of space for storage and a large, step-in shower cubicle. The front bedroom benefits from a range of fitted wardrobes whilst the rear has double doors and a Juliette balcony providing views out to the rear.

The fifth bedroom overlooks the front garden and is serviced by the large family bathroom, which offers both a free-standing bath and shower cubicle.

Alongside the property is a detached garage with courtesy door to the side. A staircase leads up to the first floor, which has been converted to form a fabulous, fully-fitted bar with authentic banquette seating, hand-built bar with hatch, beer pumps and stylish granite worktops. With its warm and friendly atmosphere, this is a wonderful addition to the property, guaranteed to impress guests and visitors who will enjoy drinks and music well into the evening.

Externally

Thornton Bridge Farm continues to impress externally with large, well-maintained private gardens surrounding the property. There is plenty of outdoor seating options and secret, tucked-away spots for some quiet time.

The property is approached via its own sweeping driveway where you can turn off to the gravelled parking in front of the main house or continue to loop around the property to the large hardstanding and modern, general-purpose building with additional indoor parking, stables and storage. Adjacent is the sturdy polytunnel where those with green fingers can while away the hours in the perfect kitchen garden.

There is a range of three brick-built stables fronting the main hardstanding, whilst the paddocks are well-maintained, fenced and back onto farmland. They are serviced with mains water and two of them benefit from timber field shelters. The owners currently have a stock of Alpacas which may be available to stay by separate negotiation.

Garage and Parking

The modern, detached garage measures 25ft x 25ft with power, lighting, a courtesy door and covered pathway through to the kitchen. There is plenty of additional parking including the gravelled driveway and turning areas along with the general-purpose building to the rear which is suitable for plenty of additional vehicles and farm machinery to maintain the grounds and paddock.

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. Council tax band G.

Services

Mains electricity. Oil-fired central heating, Mains water and draining to septic tank.

Wayleaves and Covenants

Thornton Bridge Farm 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.

Directions

Thornton Bridge Farm can be found mid-way along Seamer Road between Seamer and Thornton, whilst the private entrance to the property can be found at What3words reference [///clinking.chucked.spout](#)



Thornton Bridge Farm, Seamer Road, Thornton, Middlesbrough, TS8 0AX
 Registered Office Address
 10/19 Sep 1988 Reg No

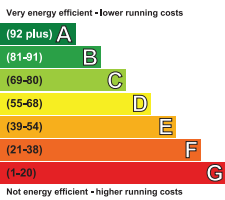


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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Energy Efficiency Rating



Current	Potential
76	79

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 Photographs taken: September 2023

