



FAIRLANDS, HUTTON VILLAGE
Guisborough



GSC GRAYS

PROPERTY • ESTATES • LAND

FAIRLANDS, HUTTON VILLAGE

Guisborough, TS14 8ER

Fairlands is an exceptional detached home in the heart of the highly sought-after location of Hutton Village. Presented to the highest of standards throughout, the property is positioned on an elevated and substantial plot of around 0.45 acres.

The accommodation is thoughtfully laid out to create modern and flexible living with four bedrooms, four reception rooms and impressive gardens on all sides. The high-quality, stylish finish is exquisite and elegant with attention to detail throughout, creating a modern and comfortable family home.

Hutton Village Location * Exceptional High-Quality Finish Throughout
Four Reception Rooms * Four Bedrooms * En Suite and Dressing Room to Master Bedroom * Positive Input Ventilation System * Substantial Gardens *
Garage and Twin Driveways



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Situation and Amenities

Hutton Village fringes the west side of Guisborough and lies at the foot of Guisborough Woods, the gateway of the North York Moors. There is excellent access to local primary and secondary schools, as well as Prior Pursglove Sixth Form College. Guisborough is a traditional market town on the edge of beautiful countryside and coastal villages, with excellent sports clubs and facilities.

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.





Ground Floor

The main entrance to the property leads into the porch and onwards to the hall, which gives access to the living room, office and kitchen to the rear.

The spacious living room is flooded with natural sunlight from windows to three sides and double doors opening straight into the large garden room, which in turn leads out to the patio. There is a feature, wood-burning stove with stone hearth to create a lovely atmosphere for family nights in.

Tucked away at the front of the property, away from the main living accommodation, the office has windows to two sides and is perfect for those who work from home.

The kitchen and dining/living area is a wonderful, modern space, linked by an open doorway and breakfast bar partially separating the cooking and eating/living areas. Perfect for entertaining or spending time with family and friends, there is a feature wood-burning stove to enjoy and double doors out to the rear patio and garden. The high-specification kitchen is fitted with built-in appliances and stylish units and worktops. There is easy access through to the handy utility room, which has additional storage/preparation space and a further door leading outside.



First Floor

From the landing, there is access to four bedrooms and the family bathroom. Two of the bedrooms are positioned at the front of the house, one with a built-in cupboard and the other enjoying a dual aspect with windows to the front and side and a range of modern wardrobes. The family bathroom also benefits from windows to two sides, letting in plenty of light, along with a vanity hand wash basin and free-standing bath with a dual shower head over.

The master bedroom suite, located at the rear of the property, includes a dressing area with fitted wardrobes and arched windows to either side, opening up to the dual-aspect master bedroom overlooking the gardens. The good-sized en suite has been finished to a very high standard, with an impressive walk-in shower.

Externally

The property is approached via two driveways to each side, one leading to the garage and the other sweeping up to the garden room. A path runs up to the front door, past areas of lawn and up steps bordered by rockeries, well-stocked with shrubs, plants and flowers.

There are areas of paving and patios all around the house, perfect for enjoying sunshine or shade at different times of the day. A large expanse of lawn loops around the side and rear, with hedged boundaries, mature trees and planting, creating a woodland feel combined with modern entertaining areas.

Viewings

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

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

Redcar and Cleveland Borough Council. Council tax band G.

Particulars and Photographs

Particulars prepared June 2023.

Photographs taken June 2023.



Ground Floor



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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