



STAINTON HOUSE 4 MARWOOD WYND
Stainton

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STANTON HOUSE 4 MARWOOD WYND

Stainton, Middlesbrough, TS8 9AD

Located in the heart of the delightful and highly desirable village of Stainton, this exceptionally spacious and attractive semi-detached, Grade II listed family home has four double bedrooms and four en suites along with many character features. The property benefits from exceptional gardens, a large cellar, attic space and a double garage with first floor storage or hobby room.

The substantial accommodation includes a large impressive reception hall, a welcoming living room full of character features and a central fireplace, along with a wonderful, spacious family kitchen and dining room overlooking the gardens. The property features attractive, full-height bay windows and lovely gardens with a large driveway that leads to the double garage and parking area.

Semi-Detached Character Home with Flexible and Impressive Accommodation *
Four Double Bedrooms * Four En Suites * Large Reception Hallway * Exceptional
Living Room with Fireplace * Family Kitchen and Dining Room * Attic Space *
Sweeping Driveway * Double Garage with First Floor * Utility Room * Boot Room *
Cellar * Gardens * Decking, Patio and Further Lower Gardens



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Situation and Amenities

Stainton is a small village on the outskirts of Middlesbrough, 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.

With its own pub, The Stainton Inn and Tea Rooms, the village is ideally situated for commuting to the Middlesbrough and Stockton commercial centres.

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.







Accommodation

From the entrance vestibule, double doors open up to the spacious, impressive reception area which boasts character features such as exposed floorboards, high ceilings, a large central fireplace and a grand, sweeping staircase leading up to a galleried landing. A door to the rear leads out to the rear gardens.

The main living room enjoys a dual aspect with a large bay window looking out over the rear garden, a beautiful stone fireplace, part-panelled walls, timber floorboards and feature cornicing.

To the opposite side of the reception hall area, the huge kitchen and dining room is a wonderful space where the whole family will gather. Fully fitted with a range of floor and wall-mounted units, there is space for a Range oven, a feature fireplace, exposed floorboards and a large bay window with a window seat overlooking the rear garden. The utility room with w.c. sits out of the way at the front of the house and provides further storage space with a sink and plumbing for a washing machine. There is also a boot room and cloak store.

To the half landing, there are two arched storage recesses and a large chandelier coming down between the floors and lighting up the whole reception area and staircase. To the main landing, there is a feature arched window to the front and doors to the four bedrooms, all of which enjoy en suite facilities. The two primary bedrooms facing the rear gardens have fitted wardrobes and bay windows providing elevated views. The master en suite includes a bath, separate shower cubicle and twin hand wash basins.

From the main landing, a staircase provides access to the large attic which is a useful and substantial storage space full of further potential.

Cellar

Accessed from external stairs, the good-sized cellar has various alcoves, a wine storage area and racks. There is some restricted head height in places but it remains an impressive and substantial space.

Externally

A large patio wraps around the rear and side of the property, dotted with shrubs and flower beds: a lovely spot from which to look out over the expanse of lawn. A gate opens up to a decking area and lower gardens, with steps leading down to an additional area of patio and decking and onwards to a further space with planting and fruit trees.

Double Garage and Parking

To the front of the property, there is a substantial shared gravelled driveway with gate, providing access to ample private parking. There is a large double garage with a first floor, perfect for hobbies or storage.

Tenure

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

Viewings

Viewings are strictly by appointment with GSC Grays. Telephone 01748 829 217. The property can be found at What3words reference ///player.bucks.agree.

Local Authority

Middlesbrough Borough Council. Council tax band G.

Particulars and Photographs

Particulars prepared October 2023.

Photographs taken October 2023.

