



WEST FARM

71 Forest Lane, Kirklevington, Yarm



GSC GRAYS
PROPERTY • ESTATES • LAND

WEST FARM

71 FOREST LANE, KIRKLEVINGTON, YARM TS15 9NE

WEST FARM IN KIRKLEVINGTON IS AN EXCEPTIONAL AND IMPRESSIVE DETACHED FAMILY HOME WITH FIVE BEDROOMS AND FIVE RECEPTION ROOMS, SET IN WONDERFUL GARDENS WITH AMPLE PARKING AND GARAGING, ALL PEACEFULLY TUCKED AWAY IN THIS EVER-POPULAR VILLAGE. THE PROPERTY INCLUDES A LARGE RANGE OF OUTBUILDINGS WITH GYM, SPA FACILITIES AND FURTHER PLANNING FOR CONVERSION TO AN ANNEX.

Accommodation

Entrance Hall • Ground Floor Cloakroom / W.C. • Study / Snug
Living and Dining Room • Sitting Room • Games Room and Bar
Fully Fitted Kitchen and Breakfast Room with Central Island • Utility Room
Gym and Steam Room with Changing and Shower Facilities
Master Bedroom with En Suite Bathroom • Guest Suite with Dressing Room
and En Suite • Three Further Bedrooms • Luxurious Family Bathroom

Externally

Gated Rear Driveway for Multiple Vehicles • Additional Parking to Front
Double Garage • Gardens with Patio and Decked Seating Areas • Water Feature
Impressive Range of Outbuildings with Planning Permission to Convert to Residential



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Situation and Amenities

Kirklevington village benefits from its popular primary school, village green, a thriving popular pub, church and a local community village hall with adjacent, play area all ideally situated close to the popular market town of Yarm, which has a wide variety of shops, restaurants and pubs, a garage, churches, health centre, primary schools, Conyers mixed comprehensive school and the independent Yarm School.

Yarm 1.5 miles, Middlesbrough 10.3 miles, Darlington 14.6 miles, Stokesley 9.3 miles, Northallerton 14.6 miles, Thirsk 18 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.

West Farm

West Farm is a Grade II listed, handsome former village farm which has been extensively renovated and extended to the highest standards throughout, with planning consent to create an annexe which would take the accommodation to over 5,000 square feet. This intelligently-designed family home enjoys a rear southern aspect and a high degree of privacy and luxury, perfectly located off Forest lane within its own substantial gardens.

Accommodation

The main entrance hall provides an impressive welcome, with wooden half-panelled walls, Victorian-style radiators and modern flooring, opening up to the rear hallway: a light-filled space overlooking the gardens, with storage cupboards and a further door leading outside.

Turning right from the main hall takes you through to a wonderful sitting room with high ceilings, cornice work, timber flooring, central fireplace and twin bi-fold doors opening out to a large decking area, creating a wonderful space for entertaining family and friends.





The adjacent games room will delight your guests and has a fully-fitted bar and wood-burning stove along with a continuation of the timber flooring, high ceilings with LED lighting and ample space for a pool table and seating area.

A staircase from the sitting room leads up to a first-floor suite, perfect for guests, which includes a reception / study area and a bedroom with Velux windows overlooking the gardens. A door leads through to the walk-in wardrobe and onwards to the luxurious en suite bathroom with free-standing bath, separate shower cubicle, two Victorian-style radiators and a fitted range of vanity units.

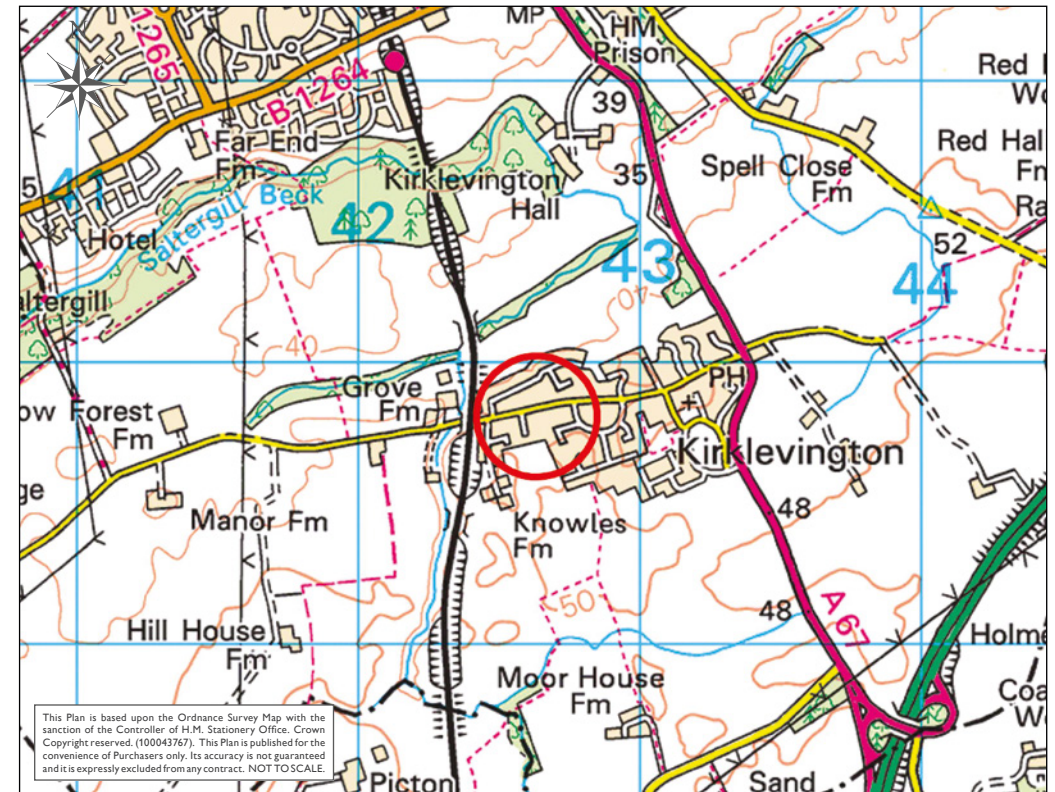


The main living / dining room is a large, flexible space with two windows overlooking the front garden and a wood-burning stove with mantel over. It can be accessed via the original entrance door and porch to the front and opens up to both the study / snug and inner hallway.

Located at the rear of the property, the L-shaped kitchen and breakfast area features a range of stylish units and is equipped with everything a modern family needs. There is a central island unit with breakfast bar and storage cupboards, three ovens, further built-in appliances, larder storage, windows to two sides and a good-sized family dining space. The adjacent utility room, which can also be accessed from the inner hallway, is well-fitted with a range of units and space for an American-style fridge freezer, washing machine and dryer.



The main first floor landing gives access to four good-sized bedrooms and the luxurious family bathroom, which features a modern suite along with a large shower cubicle with drenching head. Positioned overlooking the rear gardens, the master bedroom benefits from a triple aspect and an en suite with Victorian-style radiator, corner bath, twin hand wash basins and a large, step-in shower.



Garage, Spa and Gym

An extension at the end of the former barns has created a new double garage with attached gym and spa featuring an entrance hall with vaulted ceiling and mezzanine storage, a steam room with tiled seating, a shower room and floor space to accommodate gym equipment. A barn door leads out to the garden, with a further door leading back through to the double garage, which has a handy dog wash area and independent gas central heating system servicing the barn and the gym, spa and steam room.

Outbuildings

The property benefits from a range of excellent outbuildings including the detached, brick-built former stables. These are situated immediately adjacent to the rear of the property and have been granted planning permission for conversion into a two-bedroom and two-bathroom annex.

Gardens and Grounds

West Farm is accessed via a driveway from Forest Lane, which leads around to a gated, block-paved parking area for multiple vehicles. To the front, there is additional parking, an area of lawn and a pathway running up to the property entrance, where there are raised beds, mature trees, shrubs and outdoor lighting.

The expansive grounds include a patio, greenhouse, timber storage building, two raised vegetable beds, lawns, raised decking area and a beautiful pond surrounded by mature planting.

Tenure

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

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

Stockton on Tees Borough Council. Council tax band G.

Services

Mains electricity, water and drainage. Gas central heating with two independent boilers for the house and the outbuildings.

Wayleaves and Covenants

West 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.

West Farm, 71 Forest Lane, Kirklevington

Approximate Gross Internal Area
 House - 3401 sq ft - 316 sq m
 Outbuilding - 1615 sq ft - 150 sq m
 Total - 5016 sq ft - 466 sq m

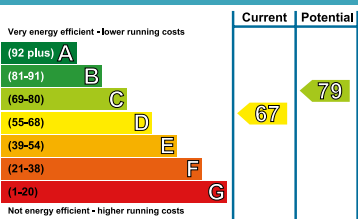
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023



Energy Efficiency Rating



DISCLAIMER NOTICE:

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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: October 2023

Photographs taken: October 2023

