



FIR TREES HOUSE

Back Lane, Long Newton, Stockton-on-Tees





FIR TREES HOUSE

BACK LANE, LONG NEWTON, STOCKTON-ON-TEES TS21 1BN

AN IMPRESSIVE, RURAL, DETACHED HOME WITH INTEGRAL ANNEX LOCATED IN A PRIME POSITION WITH FAR-REACHING VIEWS. SITTING IN APPROXIMATELY 1 ACRE OF GROUNDS AND GARDENS, FIR TREES HOUSE IS OFFERED FOR SALE SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION

IN ADDITION TO THE HOUSE AND GARDENS, THERE IS AN OPTION TO PURCHASE BY SEPARATE NEGOTIATION A FURTHER 10.5 ACRES OF FENCED GRASSLAND IMMEDIATELY ADJACENT TO THE PROPERTY

Accommodation

Entrance Porch • Reception Hall with Galleried Landing • Living Room
Sitting Room • Dining Room • Large Family Kitchen and Breakfast Room
Utility Room • Open-Plan Kitchen, Living and Dining Room in Annex
Four Main House Bedrooms and Four Annex Bedrooms • Three Bathrooms
Including One En Suite • Two Ground Floor Cloakrooms / W.Cs

Externally

Long Sweeping Driveway • Large Parking Area for Multiple Vehicles • Fenced and Lawned Gardens Surrounding Property • Timber Decking Adjacent to Kitchen Breakfast Room • Outbuildings • Greenhouse • Patio Area



GSC GRAYS

PROPERTY • ESTATES • LAND

26-28 High Street, Stokesley, North Yorkshire TS9 5DQ

Tel: 01642 710742

www.gscgrays.co.uk

stokesley@gscgrays.co.uk





Situation and Amenities

The village of Long Newton is situated between Darlington and Stockton and has its own church, village hall and primary school. It falls within the catchment area for Egglecliffe Secondary School, located 3 miles away.

Middlesbrough 8.6 miles, Yarm 3.8 miles, Darlington 7.8 miles, Stokesley 16.4 miles, Northallerton 19.7 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.

Fir Trees House

Fir Trees House is a substantial family home built by the current owners and latterly extended to provide exceptional annex accommodation. Surrounded by farmland and with far-reaching views, the property sits comfortably in a lovely plot of approximately 1 acre including the driveway and orchard.

The house has been intelligently designed to provide superb family accommodation and a spacious feel throughout, with three good reception rooms and a modern, open-plan family kitchen and breakfast room. The annex enables independent private living for a family member but this could no doubt be re-incorporated into the main house if required.

Fir Trees House Accommodation

An impressive reception hall with a huge galleried landing creates an immediate feeling of space and light on arrival. From here, there is access straight through to the dual aspect, L-shaped living room, which has a fireplace, doors leading outside and windows providing excellent views over the gardens and farmland beyond.

To the front of the property, a second sitting room has a lovely, relaxed feel and benefits from a sunny southerly aspect to enjoy whilst reading a good book or simply relaxing with friends.

The hub of the home is undoubtedly the large family kitchen, dining and breakfast room: a modern and sociable space with access straight out to the decking. The fully fitted kitchen features curved units with wooden work surfaces, along with a separate breakfast bar at which to enjoy a morning coffee. The adjacent utility room is ideal for keeping the essentials out of the way and leads through to the rear lobby and gardens beyond.

On the first floor, there is a large window providing eye-catching views over fields and farmland. The master bedroom at the rear has windows to two sides and benefits from its own en suite shower room. The remaining three bedrooms are serviced by the family bathroom.



Annex Accommodation

The annex enjoys an independent feel, with its own separate front door leading into the hallway. There are stairs up to the first floor and doors to the ground floor cloakroom and the open-plan kitchen and living area. This is a large, comfortable space with windows to the front and double doors out to the decking.

The first-floor accommodation comprises a bathroom and four bedrooms, one of which could also be used as a separate living room with two windows letting in plenty of light and offering glorious views.

Externally

Fir Trees House is surrounded by lawned gardens, with views all around. It is approached via its own long, sweeping driveway bordered by a well-tended orchard, which opens up to a large parking area in front of the property.

There is an area of lawn to the front and continuing around to the rear, with shrubbery, trees and fenced boundaries. A large patio is accessible from the living room and a timber decking area adjoins both the main house and the annex.

Timber outbuildings provide plenty of room for outdoor storage, while the greenhouse is certain to be enjoyed by those with green fingers.

Location

The entrance to the driveway can be found at What3words.com/oils.cowboy.rams and Fir Trees House can be found at what3words.com/loves.proud.trees

Land Available by Separate Negotiation

There are two large fields adjacent to Fir Trees House, one to the East and one to the West, totalling around 10.5 acres. These are currently grassed and were historically used in rotation as part of the farm. Both are available with Fir Trees House by separate negotiation.

Tenure

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





Agent's Note and Agricultural Occupancy Conditions

Please note, the property is subject to an Agricultural Occupancy Condition which states that "the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed prior to retirement, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, but shall include dependants of such a person residing with him or her, or a widow or widower of such a person." Any potential viewer must be able to demonstrate they satisfy this criteria prior to viewing.

Viewings

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

Local Authority

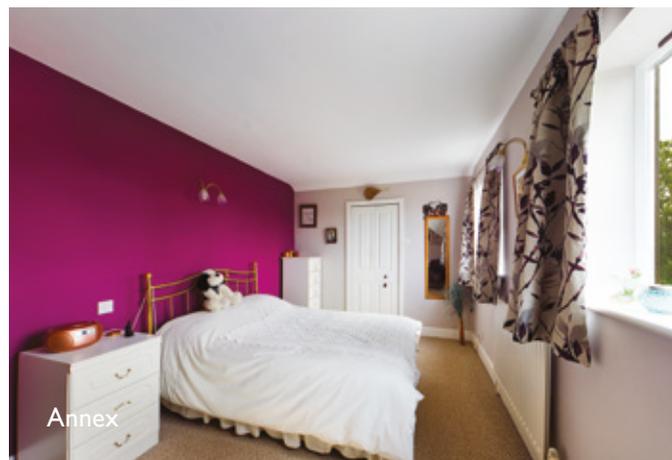
Stockton Borough Council. Council tax band G.

Services

The house is connected to mains electricity and mains water. There is drainage to a private septic tank.

Wayleaves and Covenants

Fir Trees 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.



Fir Trees House, Long Newton

Approximate Gross Internal Area
3800 sq ft - 353 sq m

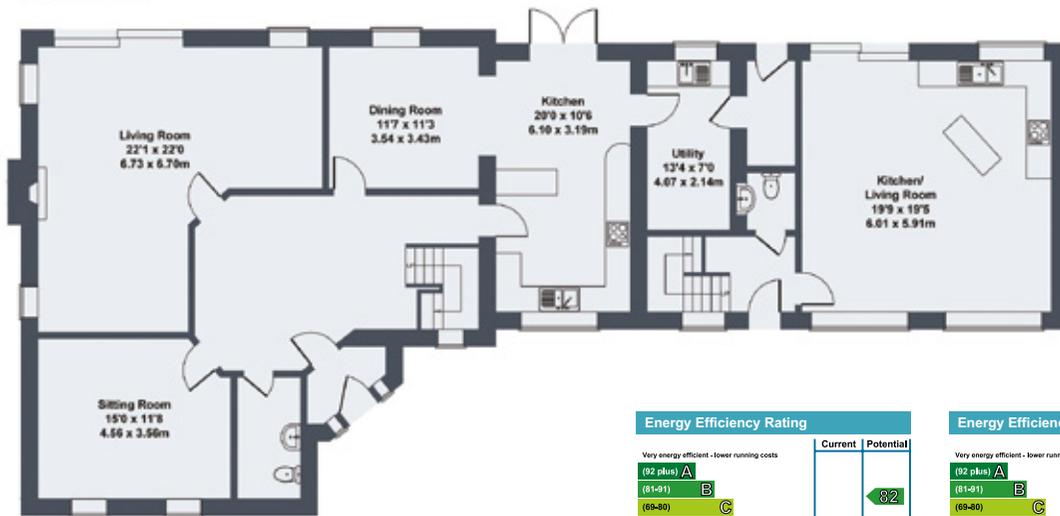
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

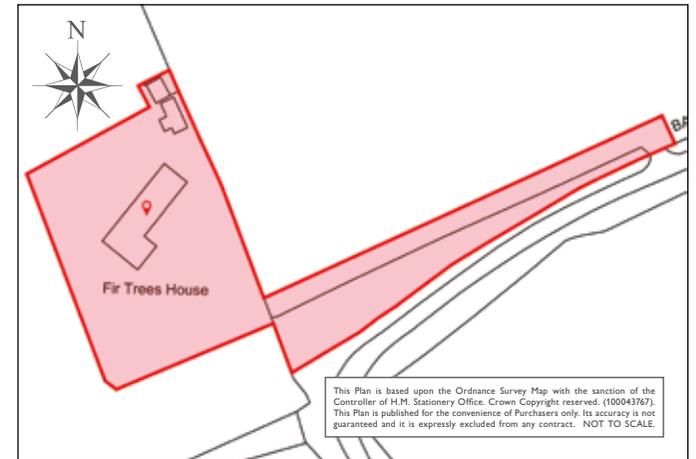
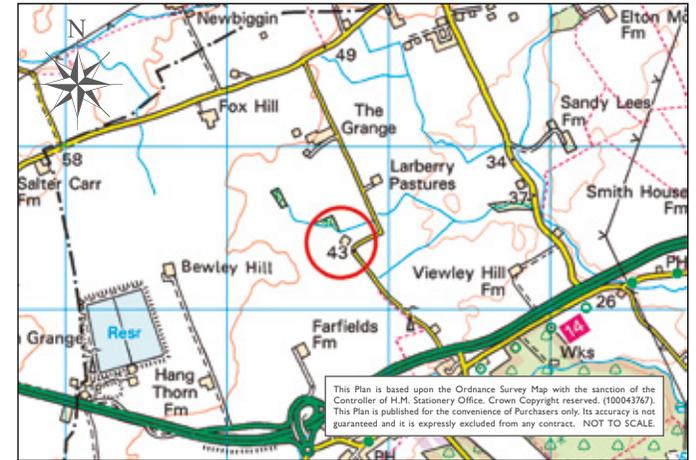
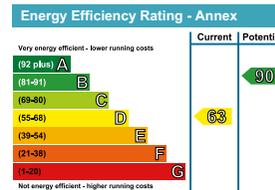
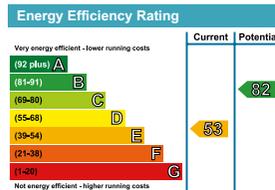
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FIRST FLOOR



GROUND FLOOR



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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
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: May 2023

Photographs taken: May 2023