



DENBIGH
8542

DENBIGH COTTAGE

Thornton, Middlesbrough



GSC GRAYS

PROPERTY • ESTATES • LAND

DENBIGH COTTAGE

42 CEDAR DRIVE, THORNTON, MIDDLESBROUGH TS8 9BY

A SUBSTANTIAL FAMILY HOME WITH FLEXIBLE ACCOMMODATION AND ANNEXE POTENTIAL. BUILT TO A HIGH STANDARD, THE PROPERTY IS PERFECTLY TUCKED AWAY AND ENJOYS IMPRESSIVE SOUTH WESTERLY-FACING GARDENS.

Accommodation

Entrance Hall • Large Family Kitchen and Breakfast Room • Utility Room
Home Office / Bedroom Five • Games Room / Family Room • Dining Room
Living Room • Conservatory • Ground Floor Bedroom • Ground Floor Bathroom
Tool Store and Workshop • W.C. and Dog Wash
Three First Floor Double Bedrooms, all with En Suites

Externally

Double Garage • Large, Block-Paved Driveway for Multiple Vehicles
Large Entertaining Patio Terrace Overlooking Gardens
Lawned Gardens with South Westerly Aspect



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Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation and Amenities

Thornton is an ideal location in which to enjoy the benefits of semi-rural living while remaining within striking distance of the amenities offered by the historic towns of Yarm and Stokesley along with excellent access to the wider Teesside area.

Yarm High Street has a range of Georgian-style old buildings with red pantile roofs and cobbled parking areas, creating a charming atmosphere with an abundance of visual appeal. With a wide variety of shops, restaurants and pubs, as well as a garage, churches and health centre, Yarm has long been a vibrant and popular destination for both shopping and socialising. There are primary schools, Conyers mixed comprehensive school and the independent Yarm School.

Thornton is situated approximately 4.7 miles from Yarm, 5 miles from Middlesbrough, 9.9 miles from Stokesley and 16.4 miles from Darlington (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.

Denbigh Cottage

Located in the popular village of Thornton, Denbigh Cottage is an intelligently designed, large, modern family home with further annexe potential, neatly positioned on a private plot with no passing traffic. The property enjoys substantial accommodation with up to five adaptable reception rooms and five bedrooms, three of which benefit from en suite bathrooms.

The outside space is equally impressive with parking for multiple vehicles and an integral double garage with workshop area and w.c. There is a glorious entertaining terrace to the rear, from which to enjoy the south westerly aspect.



Accommodation

An entrance porch leads through to the spacious reception hall, which features an elegant oak staircase and provides access to the principal ground floor rooms.

The hub of the home is likely to be the large, open-plan kitchen breakfast room with high quality fixtures and fittings. There is space for a dining table along with a casual breakfast bar, perfect for a coffee with friends. The utility room is handily placed and large enough for all a modern family needs, with an adjacent storeroom and a convenient door leading outside.

Denbigh Cottage works well for those who love entertaining, with a dining room large enough to accommodate even the most extravagant social gatherings. The main living room is ideal for cosy nights in front of the central fireplace, with double doors opening to the conservatory which can be used all year round thanks to the fitted air conditioning. There is a further reception room to the other side of the hallway, which could be utilised as a playroom, music room or family room.

The study provides a quiet space for those who work from home, whilst the ground floor bedroom with fitted wardrobes enjoys access to the adjacent bathroom and offers further flexibility.

The first floor has a huge, open-plan landing area with ample space for furniture and doors to three double bedrooms, all with their own en suite. Your choice of master bedroom will depend upon which side of the house you prefer; our favourite was overlooking the gardens but your guests might also like to enjoy that view.

Externally

A glorious entertaining patio terrace stretches across the rear of the property, overlooking the south westerly-facing lawn. With access to the house via either the kitchen or conservatory, this large area is perfect for barbecues or drinks with friends. There is additional garden space to the side, with a door leading directly into the workshop.



Garage and Parking

Denbigh Cottage is approached via a private shared drive leading to the property's own gated entrance. This opens up to a substantial block-paved parking area, suitable for multiple vehicles, along with an oversized garage with twin electric doors and a courtesy door through to the house; ideal for damp shopping days.

At the rear of the garage, there is a wine storeroom and a workshop with dog washing facilities, a ground floor w.c and convenient access from the garden.

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

Middlesbrough Borough Council. Council tax band F.

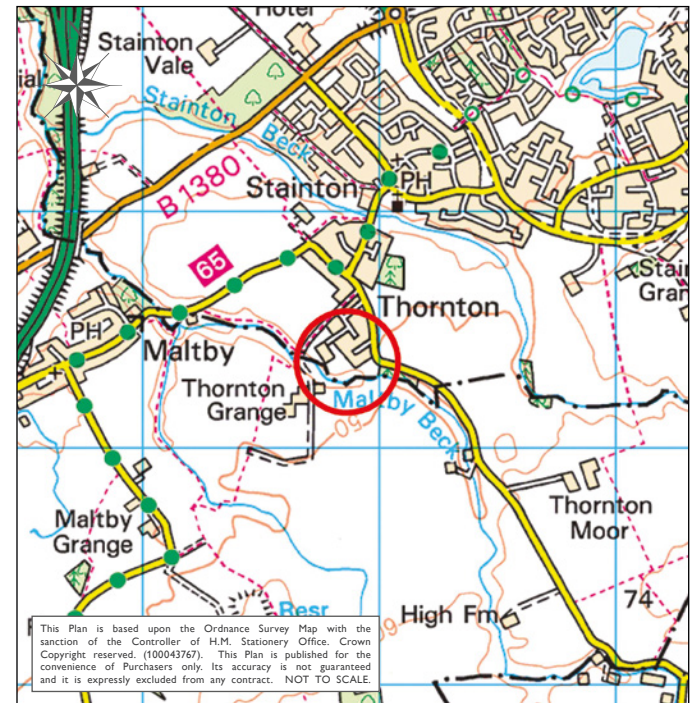
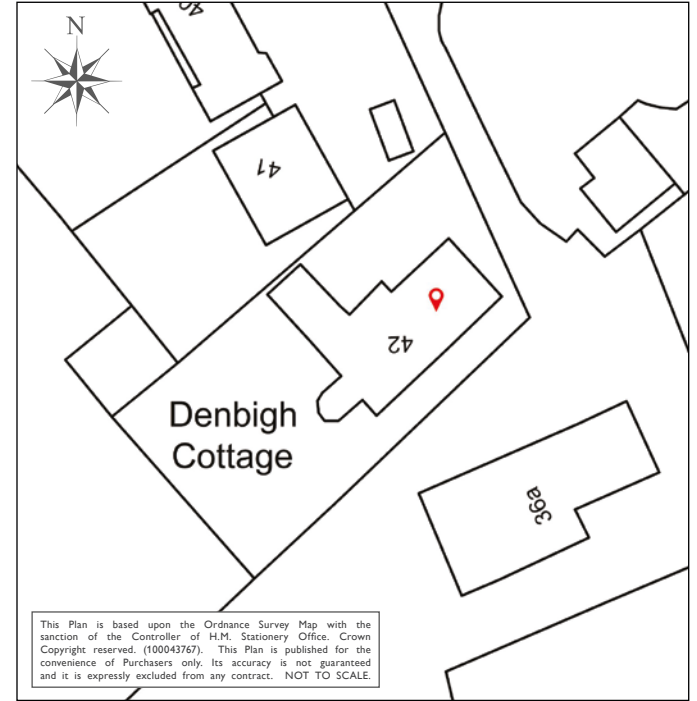
Services

Mains water, drainage and electricity with additional PV solar panels.

Wayleaves and Covenants

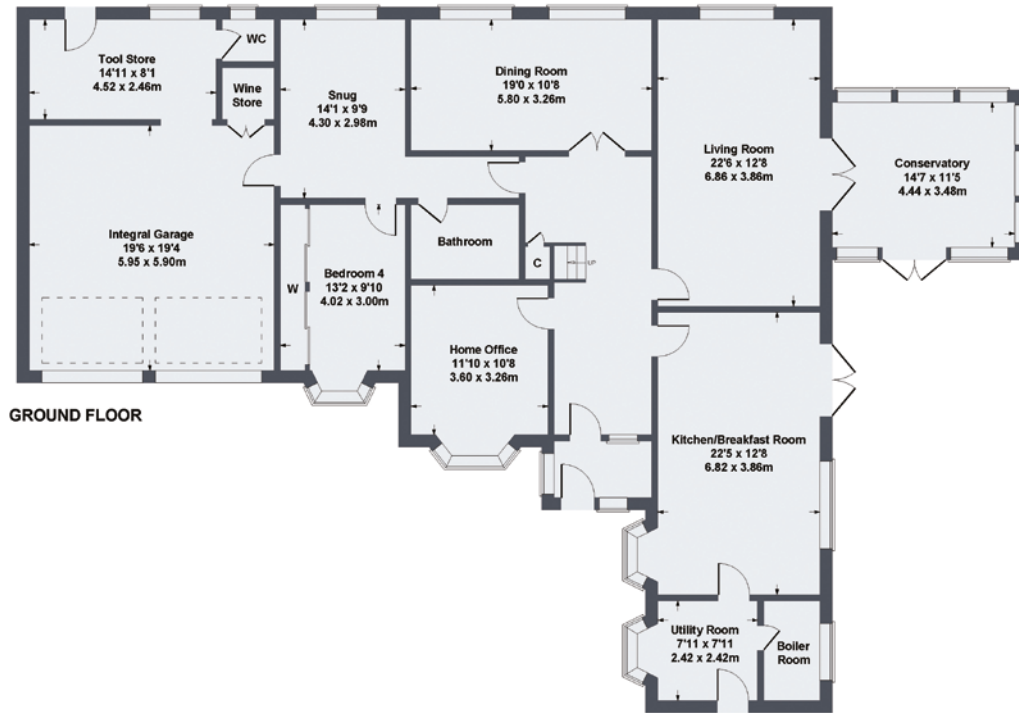
Denbigh Cottage is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



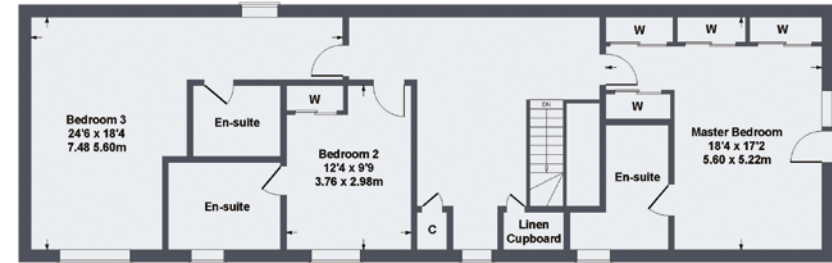


Denbigh 42 Cedar Drive Thornton

Approximate Gross Internal Area
3552 sq ft - 330 sq m



GROUND FLOOR



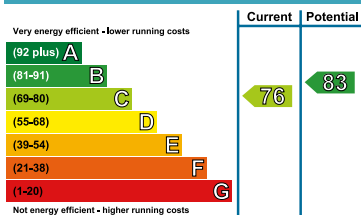
FIRST FLOOR

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. 2024

Energy Efficiency Rating



DISCLAIMER NOTICE:

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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.
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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: January 2024

Photographs taken: January 2024