



PEAR TREE COTTAGE

Newby, Middlesbrough



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NEWBY, MIDDLESBROUGH, TS8 0AE

Stokesley 3.9 miles, Maltby 3.6 miles, Middlesbrough 6.9 miles, Yarm 8.9 miles

AN IMMACULATELY PRESENTED 4/5 BEDROOM PROPERTY SITUATED
IN THE POPULAR VILLAGE OF NEWBY, OFFERING FANTASTIC
EQUESTRIAN FACILITIES AND FLEXIBLE LIVING ACCOMMODATION,
SET IN APPROXIMATELY 5.72 ACRES



GSC GRAYS

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Stokesley
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Location and amenities

Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services are available from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International Airports: Teesside International, Newcastle and Leeds Bradford.

Newby is a delightful country village with a green at its heart. With a real community spirit and a feeling of being away from it all, it is, however, exceptionally well placed for commuting and to enjoy the restaurants and chic shops of Stokesley and Yarm. Chadwicks Inn at Maltby has a reputation for fine dining and is just over 3 miles away. Middlesbrough Golf Club, regarded as one of the premier clubs of the North East, is just under a mile away, and The Sporting Lodge Inn at Stainton village which offers a gym, swimming pool and spa is just under four miles away.

Pear Tree Cottage

Pear Tree Cottage is a most deceptive cottage positioned centrally and facing the Green in the sought-after village of Newby. Immaculately presented throughout, the 4/5 bedroom home offers accommodation of fantastic proportions which is in genuine move in condition. Rarely are properties of this calibre found with land and equestrian facilities.





The property itself was once 2 cottages, and the current owner has cleverly updated and enhanced the property throughout. Beautifully presented, the house has a cottage feel and yet this blends seamlessly with the modern addition of a cinema room to the rear with stunning Lantern ceiling. The modern kitchen and bathrooms have been cleverly designed, and there is an abundance of built in storage throughout the first floor rooms.

Briefly comprising: Entrance hall with oak flooring. Cloakroom/ w.c. Sitting room with beamed ceiling, window to front, patio door to the rear, feature fireplace and oak flooring. Living/ Dining/Kitchen with oak flooring, feature brick fire pace with inset stove and original cast range. Modern wall and floor mounted units with granite work tops over and extensive range of Neff integrated appliances, including 2 ovens and microwave, induction hob, double belfast sink and dishwasher. Large utility with range of timber units, granite work tops and integrated appliances including tower fridge freezer. Ceramic tiled floor, access door to garage and door to cinema room. Cinema room with bifold doors overlooking the patio to the rear with a stunning lantern roof.

To the first floor is the master bedroom with window to the front and built in wardrobes. Stunning house bathroom with claw foot bath and separate shower cubicle. Dressing room/ bedroom 4 with extensive range of wardrobes and storage. There are two further large double bedrooms to the front both with built in wardrobes, a further bedroom currently used as an office and a large landing with Juliette balcony to the rear.

To the outside is a pretty garden mainly laid to lawn with paved patio. This is most private and fully enclosed making it perfect for young families. A path leads up the garden and through a pedestrian access gate to the stabling, land and further large garden. The further garden area is laid to lawn and has pedestrian access to the front via a private path to the village green.





Equestrian facilities and land

Hidden beyond the main garden is the original timber stable block with stabling for 3 horses. Beyond this is a modern barn with stabling for 3 horses, feedstore/tack room area and further large store for bedding. There is power light and water. There is a parking area for trailers and adjacent to this is a field of approximately 2.19 acres currently used for winter turn out. A driveway leads to the menage and small paddock to the side, and beyond this is a further field of approximately 2.45 acres with small copse to the rear. There is lighting down the driveway and access is obtained through a locked gate accessed through the neighbouring West End Farm. The equestrian facilities are fantastic for those wanting their horses at home and also a small competition yard.

Services and other information

The property is served by mains water, electricity and sewerage. There is oil fired central heating and solid fuel stove.

Local Authority and Council Tax Band

Hambleton council. Band F.

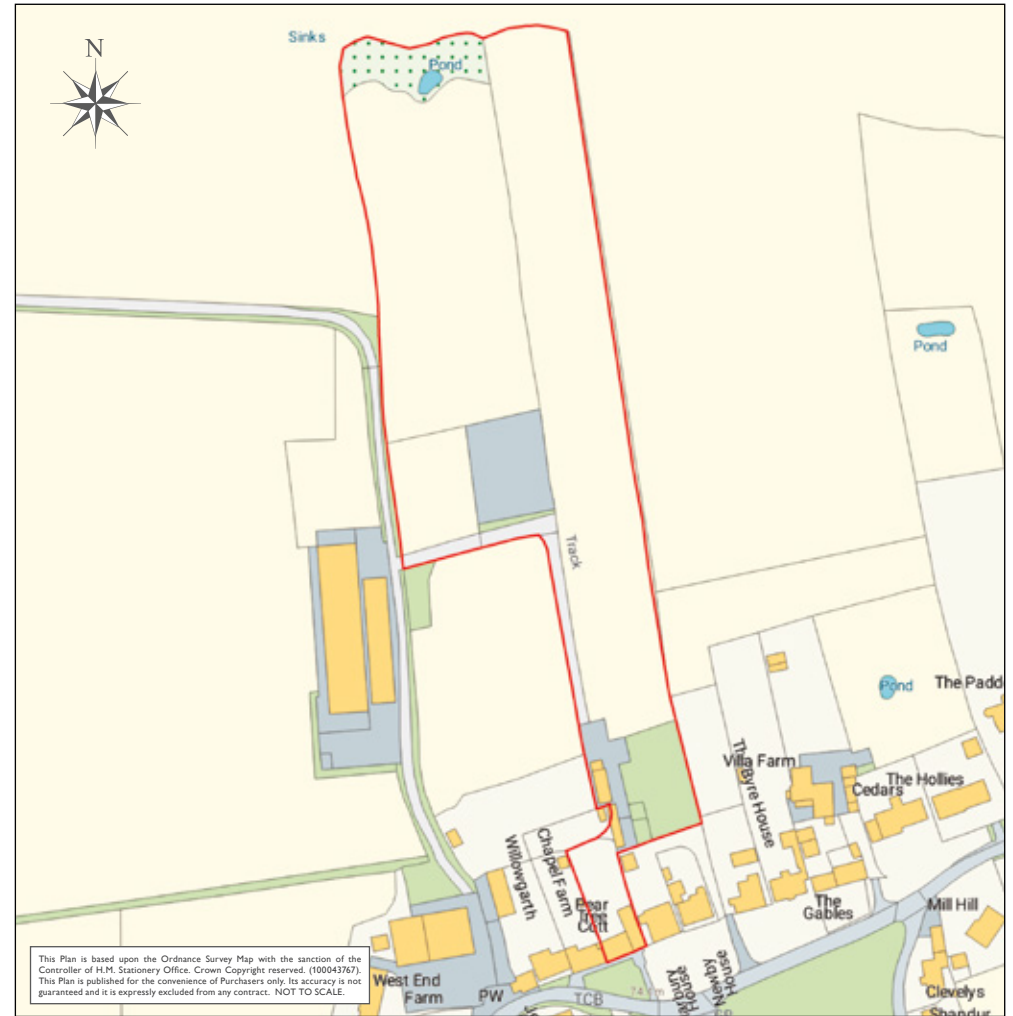
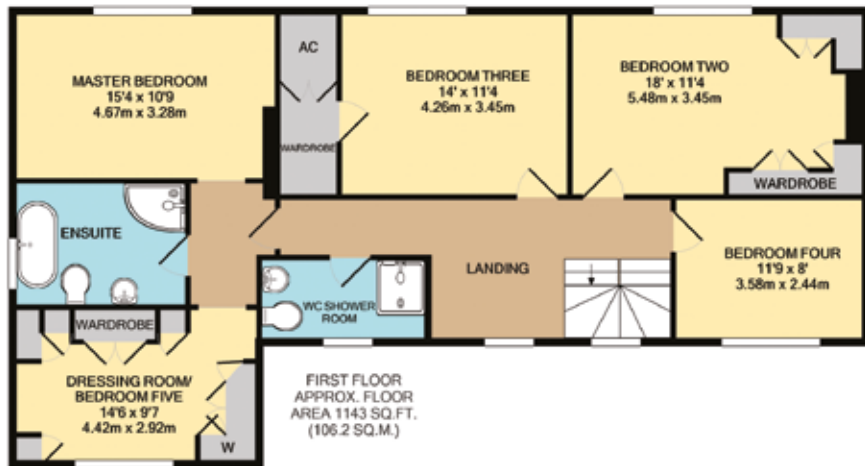
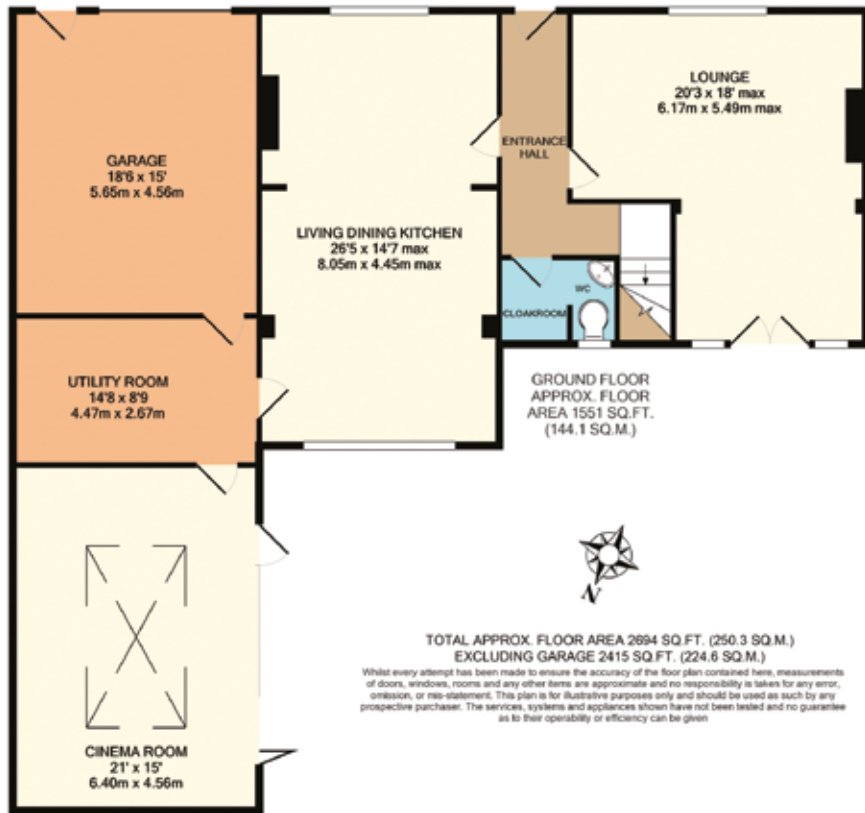
Particulars and photography

These particulars were written and photographs taken.

Viewings

Strictly by appointment with GSC Grays 01423 590500.





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Particulars written: March 2023

Photographs taken: March 2023