



GLENBROOK

Stokesley Road, Guisborough



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STOKESLEY ROAD, GUISBOROUGH TS14 8DL

IMMACULATELY PRESENTED, FIVE BEDROOM DETACHED FAMILY HOME, SET WITHIN A PLOT OF 0.65 ACRES IN AN EXCEPTIONAL LOCATION WITH DOUBLE GARAGE AND GLORIOUS, SUBSTANTIAL AND PRIVATE GARDENS.

Accommodation

Living Room with Feature Fireplace • Dining Room
Spacious Reception Hall • Study / Office • Utility and Laundry Room • Large, Modern Family Kitchen and Breakfast Room • Ground Floor W.C. • First Floor Landing Area • Master Bedroom Suite with En Suite • Four Further Bedrooms
Family Bathroom • W.C.

Externally

Walled Entrance Driveway • Lawned Front Garden with Mature Trees
Large Driveway with Turning Area • Double Garage • Substantial Private Rear Gardens in a Beck-Side Setting • Lawns, Mature Trees and Planting
Large, Paved Entertaining Patio Terrace



GSC GRAYS

PROPERTY • ESTATES • LAND

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Offices also at:

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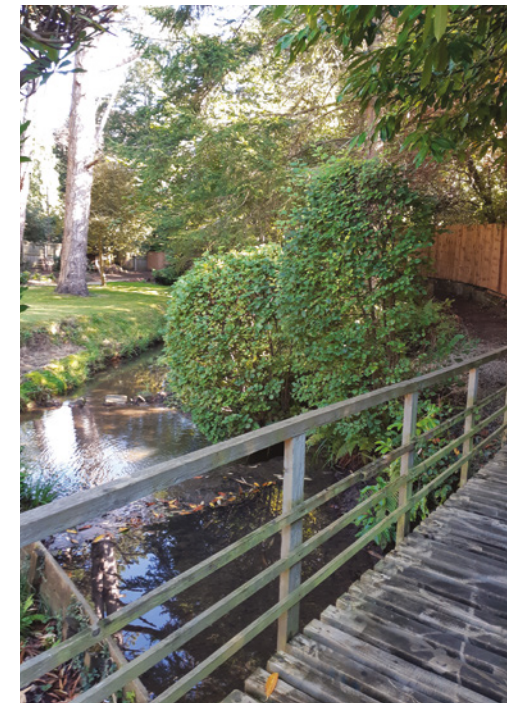
Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation and Amenities

Stokesley 9.7 miles, Middlesbrough 9.3 miles, Darlington 25.2 miles (distances are approximate). Road links to the A66 and A19 providing access to Teesside. Direct train services from Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

Well placed for day trips to the beach (Sandsend is only approximately 18 miles away) and known as the gateway to the North Yorkshire Moors, this historic market town has an array of shops and a library. Much of the scenery is breathtaking and can be enjoyed from the many walks available. There are 2 primary schools within walking distance, along with sports clubs including badminton, football and bowling. In addition, there is a theatre club and an art society.

Glenbrook

Glenbrook is perfectly positioned within wonderful private gardens and provides excellent, modern family accommodation which has been finished to an exceptional standard throughout.

The property includes four flexible reception areas and five bedrooms, including a master with en suite, all tastefully decorated and well appointed.



Accommodation

The entrance lobby opens up to a large reception hall, creating an immediate feeling of warmth, quality and style.

The main living room is bathed in light from two sets of double doors leading out to the gardens and, with its modern feature fireplace, is a lovely, comfortable room to enjoy with the family. The adjacent dining room has been perfectly designed for entertaining, with further double doors out to the garden, a storage and bar area as well as a practical opening into the kitchen for serving.

The substantial, contemporary and high-quality kitchen and breakfast room boasts a complete range of modern fixtures and fittings, including double ovens with complementary warming drawers, all cleverly designed to provide plenty of cooking and preparation space. The breakfast bar is ideal for casual family meals and friendly coffee mornings whilst the seating area to the rear is perfect for relaxing and enjoying the views over the gardens, which can be accessed via the double patio doors or the handsome, character stable door in the kitchen.

Neatly tucked away beyond the kitchen is the utility and laundry room which offers impressive storage facilities and workspace and is ideal for keeping your essentials out of sight. There is a fitted office for those working from home, along with a ground floor w.c and cloak storage, keeping family and guests comfortable.

The main staircase leads up to the first floor, where there is a large landing area giving access to five bedrooms, the family bathroom and a separate w.c.

The master suite, located at one end of the property, enjoys views over the gardens, has plenty of room for furniture and benefits from its own modern en suite with step-in shower cubicle. There are two further double bedrooms overlooking the rear, along with two single bedrooms to the front.





Externally

The property is approached via a private walled entrance with pillars to either side, opening to a large driveway and leading up to a turning area and double garage. The house sits centrally within glorious gardens with well-maintained mature trees.

Hutton Beck runs through the eastern side of the garden and is crossed by a private bridge with a small, stepped waterfall below, creating a charming and pretty woodland walk leading back to the garden via stepping stones.

There are open lawned areas, perfect for the whole family to enjoy, along with a patio and several spots around the garden in which to relax in the sunshine or dappled shade at different times of the day, depending upon your mood.

Garage and Parking

The garage has double doors and a courtesy door giving onward access to the rear 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

North Yorkshire County Council. Council tax band G

Services and Other Information

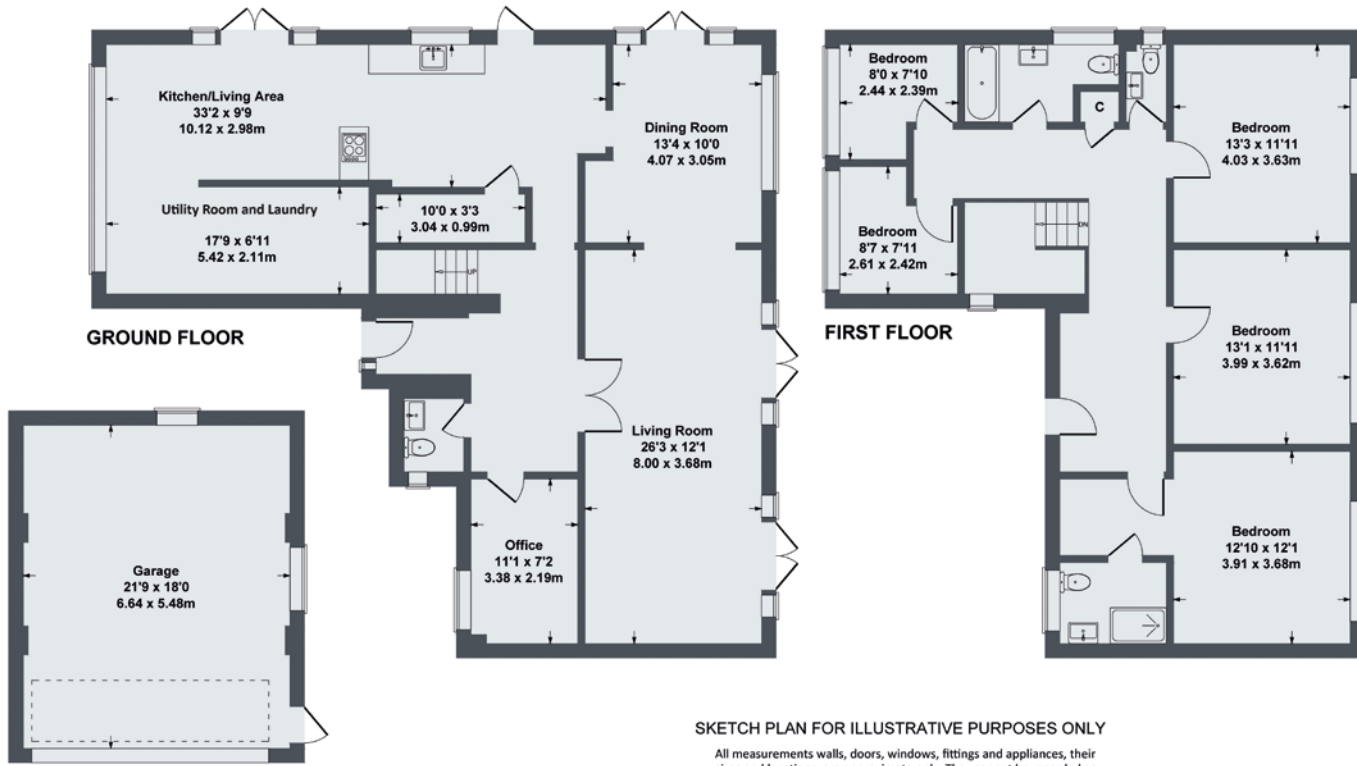
Mains electricity, water and drainage with gas fired central heating. We understand there are Tree Preservation Orders protecting some of the mature trees to the front of the property.

Wayleaves and Covenants

Glenbrook 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.

Glenbrook, Stokesley Road Guisborough

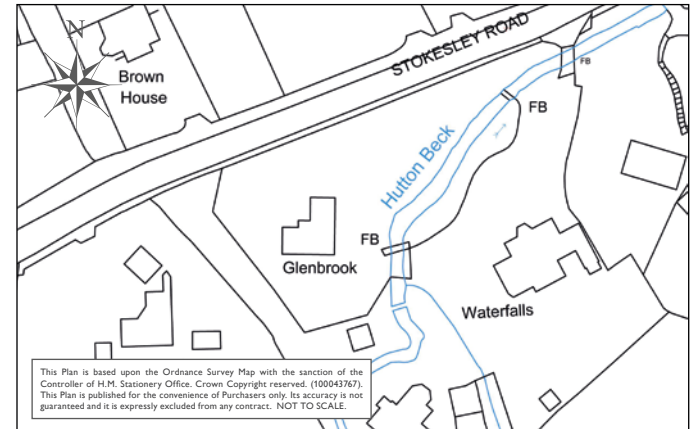
Approximate Gross Internal Area
2702 sq ft - 251 sq m



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. 2024



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GARAGE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79

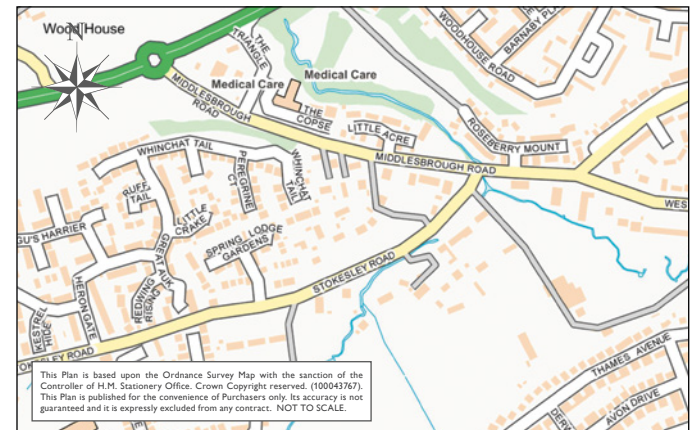
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Particulars written: March 2024

Photographs taken: March 2024



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