



MEADOWFIELDS

Kay House Lane, Picton, Yarm



GSC GRAYS

PROPERTY • ESTATES • LAND

MEADOWFIELDS

KAY HOUSE LANE, PICTON, YARM, TS15 0AQ

MEADOWFIELDS IS AN EXCEPTIONAL, DETACHED FAMILY HOME WITH FOUR EN SUITE DOUBLE BEDROOMS, THREE OF WHICH BENEFIT FROM DRESSING ROOMS. SET WITHIN 7.7 ACRES, THE PROPERTY INCLUDES OUTBUILDINGS, A DETACHED GARDEN STUDIO/ENTERTAINING SPACE, GARAGE, Paddock, LEAN-TO STORE AND STABLING AND A YARD WITH COMMERCIAL AND EQUESTRIAN POTENTIAL.

Accommodation

Vaulted Reception Hall • Modern, Open-Plan Kitchen with Central Island • Open-Plan Living Room and Family Dining • Stud • Games Room • Family Room/Snug • Utility Room • Rear Hallway and Cloaks/W.C. • Luxurious Ground Floor Bedroom Suite • Relaxing Landing Space • Three First Floor En Suite Double Bedrooms with Dressing Rooms

Externally

Sweeping Gravel Driveway • Two Attractive Wildlife Ponds • Fenced Paddock • Stables • Gardens to All Sides • Detached Garden House with Kitchen and Bathroom • Twin Garages • Lean-to Store and Stabling • Large Yard Suitable for Commercial Vehicles and Storage (Potential Equestrian Arena, Subject to Permission) • Walled Garden Parking Area with Maturing Trees • Large Patio Terrace



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Situation and Amenities

The village of Picton, with its family-friendly traditional pub, is set in glorious countryside and benefits from close proximity to all of the amenities on offer in Yarm. It hosts an annual show each July, with horse, dog, craft and horticulture competitions, along with traditional games and races for children.

Picton is situated approximately 4 miles south of Yarm and 10 miles south west of Middlesbrough. It stands only 2 miles west of the A19 major trunk road, which provides access north to Teesside and south towards York. The village is within Hambleton District on the northern fringe of North Yorkshire, some 5 miles from the boundary of the North York Moors National Park.

Meadowfields

Positioned on the edge of Picton village and set within grounds, gardens and paddocks of 7.7 acres, this intelligently designed home provides over 4,500 square feet of spacious, comfortable accommodation.

Built to exacting standards with modern family living in mind, the owners have carefully and meticulously created an attractive and high specification character property that embraces the local wildlife and enjoys the countryside environment.

The accommodation includes four large bedroom suites, one of which is situated on the ground floor, along with four excellent reception rooms, a modern, open-plan family kitchen and a luxurious detached garden studio/entertaining space with kitchen and bathroom.

Externally, the options are endless with room for an arena (subject to permission) and consent to convert existing farm buildings. There is stabling and paddocks for those with equine interests along with gardens and wildlife ponds for the whole family to enjoy. Commercial opportunities also feature strongly at Meadowfields, should you have the need, with a large yard and open-fronted outbuilding perfect for commercial vehicles and storage.

The gardens and grounds offer something for everyone to enjoy. The twin garage and multi-vehicle parking area are approached via the long and winding gravel driveway which passes the two wildlife ponds on the way up to the house.

Accommodation

The light-flooded reception hall with galleried landing and stairs to the first floor above is a wonderful welcome to Meadowfields. Turning left from here leads through to the hub of the home: the open-plan, modern kitchen, dining and living area, which benefits from high-quality fixtures and fittings and a large central island. There is plenty of space for a large dining table, creating a perfect, sociable entertaining environment, whilst the adjacent utility room keeps all the essentials neatly out of the way. The living area benefits from a fitted stove, offers flexibility for furniture layout and enjoys all-round views of the gardens and beyond via the triple aspect and twin double doors.



A handy study is positioned off the kitchen and dining area and enjoys a view towards one of the ponds and paddock. Attracting a variety of wildlife, the pond may prove a distraction from work on occasion!

The rear lobby offers a more casual entrance for family and friends, providing a cloak storage area and space to kick off the muddy boots after a walk in the countryside or gardens. There is a handy w.c and door into the utility room.

Further extensive accommodation lies on the opposite side of the house, including a snug with floor-to-ceiling window and views out to the west over the patio and gardens. An opening leads through to the large family/games room, offering plenty of space to wind down together on film night. The adjacent ground floor bedroom has a luxurious en suite and, with the snug and family room close by, offers multi-generational living options or simply a wonderful private space for guests and family to enjoy.

The spacious first floor landing has room for furniture and is a perfect area in which to enjoy a good book away from the hustle and bustle. There are three large bedroom suites to choose from on the first floor, all with dressing rooms, en suites and differing views over the countryside. The principal suite also benefits from its own relaxing and private sitting room, offering a sanctuary in which to relax in a peaceful and calming environment.





Externally

From the main entrance, the long and winding gravel driveway leads up past a serene duck pond surrounded by mature trees, planting and weeping willows. Beyond, there is an area of lawn, a paddock and a second wildlife pond before you arrive at the main house, where the drive opens up to twin garaging.

The large garden studio/entertaining space is a wonderful retreat with its own kitchen and shower room, fully furnished to provide a comfortable environment in which to sit, eat and drink with family and friends.

There is something for everyone within the gardens and grounds of Meadowfields, whether you are keen to find quiet, tucked-away spots in the shade or traditional mown lawns and patio areas for the family to enjoy the countryside views.

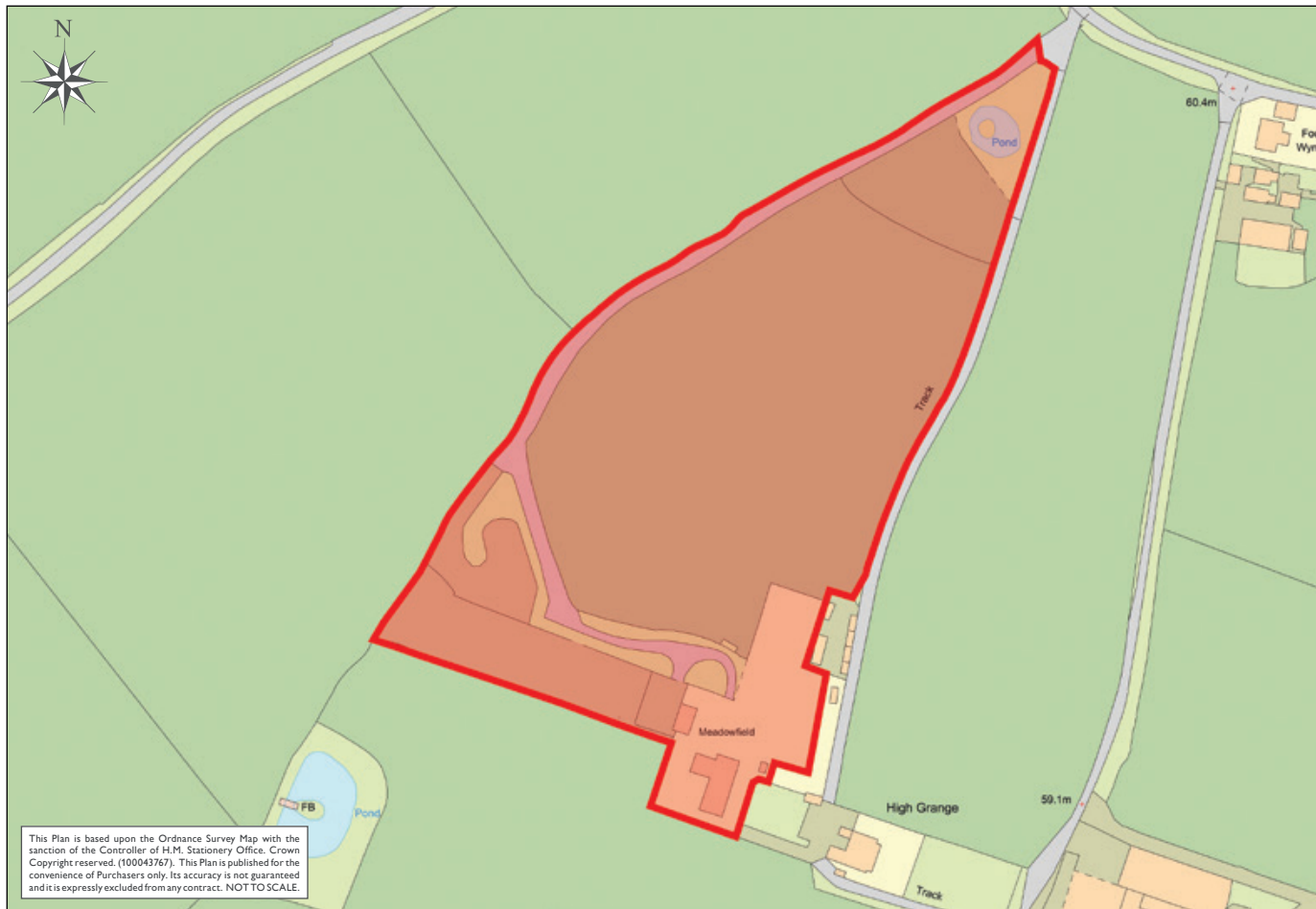
There is somewhere to explore whatever your mood and with all the wildlife attracted to the area, you will no doubt be kept in awe of this wonderful location.

The large yard area has a base of stone, hardcore and gravel and those with commercial needs will find plenty of room for large vehicles and machinery along with masses of storage space. The current owners use this for business purposes and have all the relevant permissions. There is a large, triple bay, open-fronted lean-to store to keep valuable machinery, cars or livestock under cover. Currently, one of the bays has been laid out to include two lovely spacious stables, perfect for those with equestrian needs. Overlooking the yard, this would be an ideal space for further stabling and an arena, subject to the relevant permissions, with extra room for larger vehicles.

Garage and Parking

The twin garages are approached from the large, gravelled driveway and are positioned adjacent to the garden studio/entertaining space within close proximity to the property. They offer excellent storage or parking options.

Neatly tucked away in the walled gardens, there is a further large, gravelled courtyard with immaculately laid out, attractive brick walls and a range of maturing fruit trees. This area could be used for visitor parking or used solely as a walled garden sun trap with a door through to the garden studio/entertaining space. A footpath leads neatly back through to the main entrance and gardens.



Owners' Insight

Our owners have loved living at Meadowfields, having built the property in 2020/21 with planning permission to convert the family farm buildings. The property has been finished to an exceptional standard, thoughtfully designed to embrace the views of the countryside and attract the natural wildlife outside. The interior layout will appeal to the modern family with a mix of open-plan, well-lit rooms and areas of privacy and relaxation.

Tenure

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

Viewings

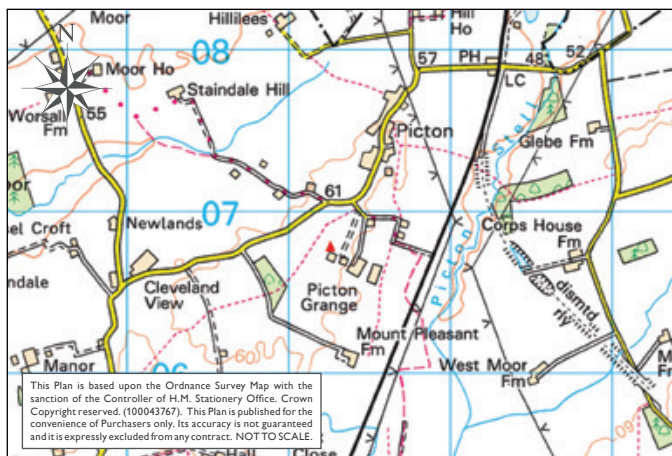
Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band G.

Services

Mains electricity. Air source underfloor heating on the ground floor with radiators on the first floor. Mains water has historically been shared with the neighbouring property and will be separately invoiced. Drainage is via a private septic tank.

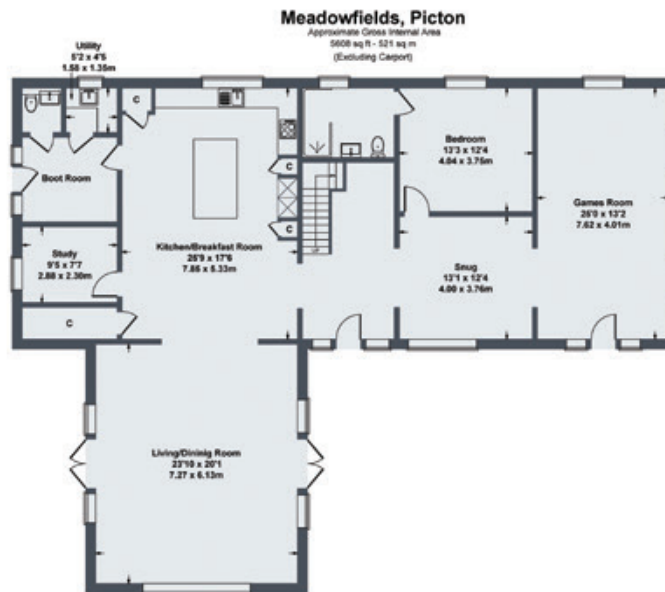


Wayleaves and Covenants

Meadowfields 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.



OUTBUILDINGS



GROUND FLOOR

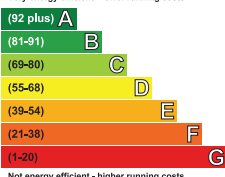


FIRST FLOOR

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. 2025

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
86	95

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- Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2025

Photographs taken: May 2025