



COATHAM LANE COTTAGE

Elton, Stockton on Tees



GSC GRAYS
PROPERTY • ESTATES • LAND



COATHAM LANE COTTAGE

COATHAM STOB, ELTON, STOCKTON ON TEES TS21 1AJ

COATHAM LANE COTTAGE IS A DETACHED, FOUR BEDROOM FAMILY HOME WITH THREE RECEPTION AREAS, GARDENS AND A Paddock EXTENDING TO 1.9 ACRES ALONG WITH A LARGE, THREE BAY CARPORT WITH AN ADDITIONAL OFFICE OR HOBBY ROOM. A FURTHER Paddock OF 1.23 ACRES MAY BE AVAILABLE BY SEPARATE NEGOTIATION.

Accommodation

Entrance Porch • Living Room • Sitting Room • Snug • Family Kitchen & Breakfast Room • Utility Room • Cloakroom/W.C. • Four Bedrooms • Family Bathroom

Externally

Gated Gravel Drive • Large Three Bay Timber Carport
External Office or Hobby Room • Ample Parking for Multiple Vehicles
Lawned Gardens • Paddock Approx. 1.9 Acres



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Tel: 01833 637000

Driffield
Tel: 01377 337180

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Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation and Amenities

Coatham Stob lies alongside Coatham Wood, approximately 5 miles from Stockton town and around 8 miles from Darlington centre, both of which offer a huge range of amenities. There is a primary school at the village of Long Newton, approximately 2 miles away.

There is easy access to countryside walks and bridle paths, along with 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, Newcastle and Leeds Bradford.

Accommodation

The entrance porch has windows to either side and opens into the entrance hall. From here, there is access to both the living room and sitting room, creating an excellent sense of flow through the principal ground floor accommodation.

The sitting room is an attractive reception space, featuring a box bay window with views over the paddock, together with a fireplace set on a tiled hearth with a timber surround. A door leads through to the inner hallway, where there is a ground floor cloakroom, staircase rising to the first floor and a side-facing window.

The living room provides a generous and comfortable family space, also enjoying a box bay window overlooking the paddock, with a centrally positioned wood-burning stove creating an inviting focal point.

From the living room, a door opens into the extended kitchen, living and breakfast room, which forms a superb hub of the home and offers ample space for everyday family life, dining and entertaining. The room includes a corner multi-fuel stove, windows to the side and rear, a comprehensive range of modern fitted units, a wine cooler, fitted oven and microwave, electric hob with extractor over, dishwasher, acrylic one-and-a-half bowl sink and drainer, fitted fridge and freezer and larder-style cupboards.



The adjoining snug offers a versatile area for relaxation or informal dining, with doors leading to the inner hallway and the utility/boot room. The utility/boot room is highly practical, with plumbing for a washing machine, a stainless steel sink and drainer, a range of storage cupboards and two Velux windows allowing excellent natural light.

The first floor landing is a spacious and open area, providing access to four well-proportioned bedrooms and the family bathroom.

The rear bedroom benefits from a range of fitted wardrobes, while the second bedroom provides loft access and enjoys a window overlooking the side gardens. To the front of the property are two further bedrooms, both enjoying views across the paddock and

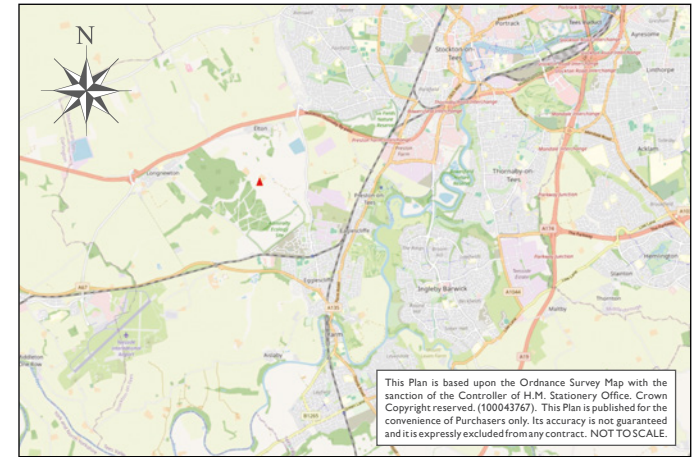
adjoining fields. One features a fireplace, while the other enjoys a dual aspect and includes a step-in shower cubicle.

The family bathroom is fitted with a free-standing bath, step-in shower cubicle, low-level w.c, heated towel rail and a side-facing window.

Externally

To the side of the property is an impressive three bay larch outbuilding with timber cladding, set beside a generous parking and turning area. In addition, there is an external leisure room with double French doors and windows overlooking the garden, making it well suited for use as a home office, studio or hobby room.





The rear garden includes a patio, areas of lawn and mature laurel hedging which provides a good degree of privacy. A fence and five-bar gate give access to the parking area and rear gardens.

Opposite the property, across a small track, is a fenced paddock extending to approximately 1.9 acres. The paddock has two access points and includes a small pond.

A further paddock, extending to approximately 1.23 acres and including an outbuilding, may be available by separate negotiation.

Owner's Insight

The property is situated in a rural environment, yet only 3 miles from the major shops and retail amenities. The house enjoys a lovely outlook on the edge of the national forest.

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

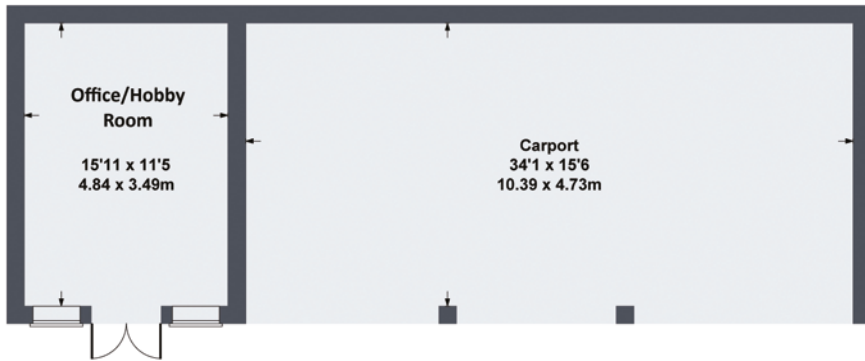
Stockton on Tees Borough Council. Council tax band C.

Services

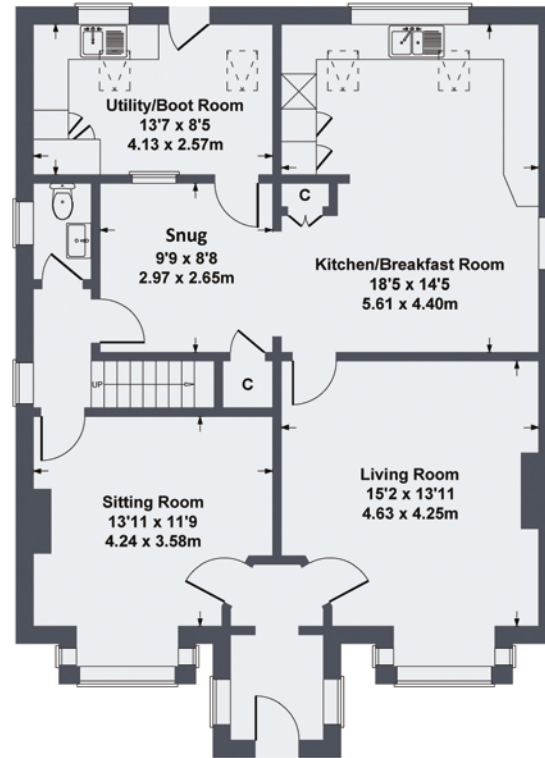
Mains electricity and water. Draining to sewerage treatment plant. Oil-fired central heating.

Wayleaves and Covenants

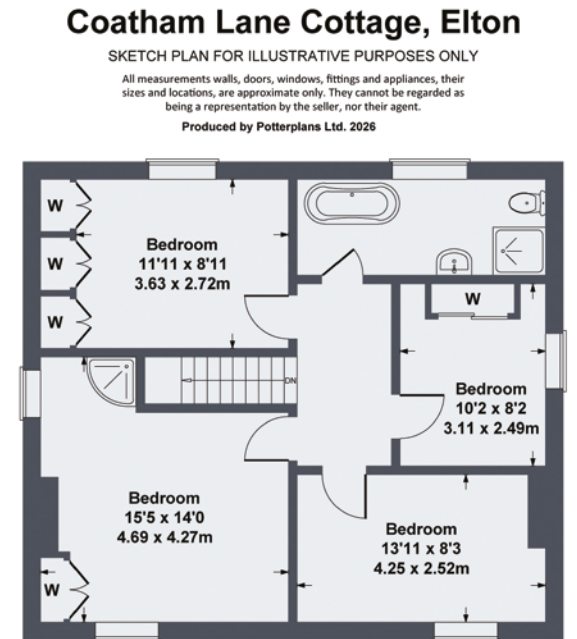
Coatham Lane Cottage is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



OUTBUILDING



GROUND FLOOR



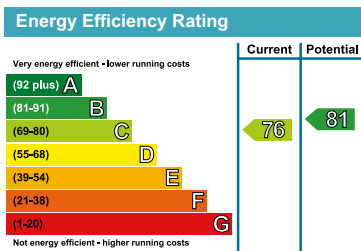
FIRST FLOOR

Coatham Lane Cottage, Elton

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. 2026



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Particulars written: July 2026

Photographs taken: July 2026

