



GSC GRAYS



THE WHEELHOUSE

Leven Bank Road, Yarm

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Leven Bank Road, Yarm, TS15 9JJ

A SUPERBLY PRESENTED AND SUBSTANTIAL SIX
BEDROOM DETACHED FAMILY HOME OFFERING OVER
5,000 SQ FT OF ACCOMMODATION OVER THREE FLOORS
SITUATED IN A HIGHLY SOUGHT AFTER LOCATION

ACCOMMODATION

Entrance Porch • Hallway with Grand Staircase • Living Room
Dining Room • Study • Cloakroom • Boot Room
Sitting Room with Galleried Landing above • Bespoke Dining Kitchen

Master Bedroom Suite with 'His and Her Dressing Rooms
Guest Bedroom with En-Suite • Two Further Bedrooms sharing Jack and
Jill Bathroom • Two Second Floor Bedrooms one with En-Suite

EXTERNALLY

Garden • Courtyard • Driveway



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SITUATION

Located within easy access to the A66, A1 and A19 which provide links to the major commercial centres of the region, Yarm train station provides a regular rail link to London, Manchester Airport, Leeds and York. Historic Yarm high street is within 2.5 miles of this enviable home and offers an excellent range of restaurants, bars, cafes and boutique shops to suit everyone's needs. Locally there are OUTSTANDING primary and secondary schools, both public and private that cater for an easy daily commute to school.

DESCRIPTION

Occupying a rather special elevated position on the banks of the River Leven, this substantial five/six bedroom home combines striking contemporary architecture with the space and practicality required of a genuine family house.

Arranged over three floors and extending to approximately 5,000 sq ft, the house has been designed around an impressive central staircase which rises through the heart of the building. It gives the interior an immediate sense of scale, while connecting each floor in a way that feels considered rather than simply grand.

The sitting room is perhaps the defining space. Double-height proportions are complemented by a galleried landing above, while full-height windows frames the room and brings both natural light and the outlook into the house. Despite its scale, it remains a comfortable and inviting room, impressive when entertaining, but equally suited to everyday life.

The bespoke kitchen is another important part of the home, centred around an island and providing a natural place for family and friends to gather. Its contemporary detailing sits comfortably within the wider architecture, with plenty of space for both cooking and informal dining.

Across the upper floors are six bedrooms, with the principal suite given particular attention. Generously proportioned and thoughtfully arranged, it incorporates separate his and hers dressing rooms, creating a private suite with excellent storage and a real sense of separation from the rest of the house.

Outside, the gardens are predominantly laid to lawn, complemented by a courtyard and private driveway. The setting, however, is what makes the position particularly distinctive. The house looks towards the River Leven, giving it an outlook that feels surprisingly peaceful, while the historic High Street of Yarm remains within easy reach.



It is an unusual combination: some 5,000 sq ft of contemporary accommodation, strong architectural detail and all within convenient reach of one of the area's most established and attractive market towns. A substantial house, certainly, but one that has been designed first and foremost to work as a home.

EXTERNALLY

Garden

The garden is mainly laid to lawn with fenced boundaries and views down and over to the River Leven.

Courtyard

The property benefits from an inner courtyard area ideal for Alfresco dining.

Parking

Driveway providing parking for numerous vehicles. Planning for a garage is currently being sought via the Local Authority.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession upon completion.

Local Authority & Council Tax

Stockon on Tees Council - The Wheelhouse for Council Tax purposes the property is banded H.



Services

Mains electricity, water and drainage. Oil fired central heating. Private drainage to septic tank. Mains drainage is pending. For further information contact GSC Grays.

Development

Please note, the vendor is currently planning an exclusive development adjacent to The Wheelhouse. Planning is currently being sought for approval. There is also a further larger development being planned locally at the top of Leven Bank Road. For further information please contact GSC Grays.

Wayleaves, Easements & Rights of Way

The Wheelhouse is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

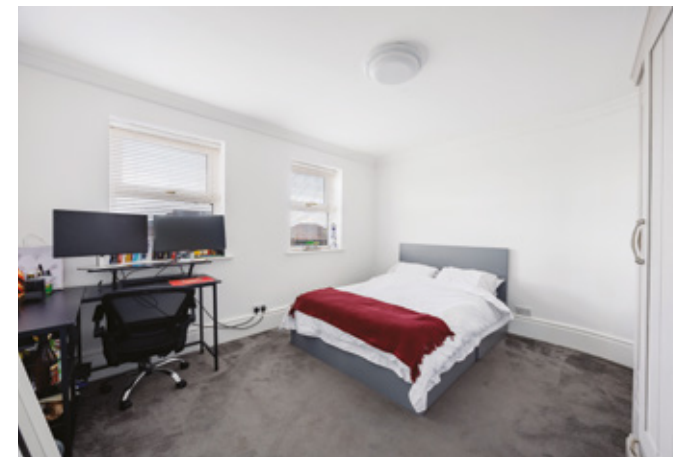
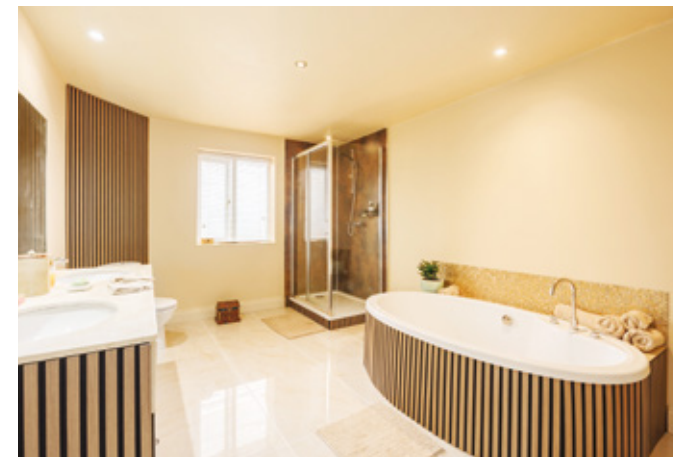
All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Conditions of Sale – Anti Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Viewings

Strictly by appointment via GSC Grays.



The Wheelhouse, Leven Bank Road, Yarm

Approximate Gross Internal Area
5849 sq ft - 543 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.

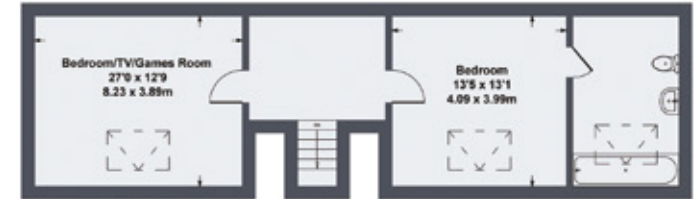
Produced by Potterplans Ltd. 2026



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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	72

Disclaimer Notice - Please Read: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 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. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 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: October 2026. Photographs taken: October 2026.