



So, what makes Great Stainton "Great" ...?

Well, I'd have to say one of the things that make it great is this stunning property, welcome to "Whitesmocks"! A stunning period property, simply oozing with character. Another Great thing would be it's location, approx. 6 minute drive from the A66, then on to Darlington, Stockton and Middlesbrough, it's nearest big centers. And what about those views.... you'd have to agree, they're pretty GREAT too..!!

This impressive detached house is oozing with character, space and comfort. Spanning an expansive 2,195 square feet, it boasts three well-appointed reception rooms, a formal lounge featuring wooden beams, huge wood burning stove and a library area to the rear, a formal dinning space, again with wood burning stove and lastly, the heart of any home, take a look at this beautifully appointed Kitchen / Diner, great for relaxation and entertaining guests.

With three 'very' generously sized bedrooms, there is plenty of room for family and guests alike. The bathroom is stunning, with period features, and there is a further shower room with a more modern feel, catering to the needs of modern living with a downstairs W/C.





- Period property, oozing with character!
- Views as far as the eye can see
- Formal Lounge with Beams and wood stove
- Family bathroom, separate shower room and downstairs W/C
- Excellent transport routes nearby

- Large plot, just under qtr acre. (0.20)
- 3 Reception areas
- 3 very spacious bedrooms
- Large carport to side

GENERAL INFORMATION:

Tenure: Freehold

Services: heating via Biomass wood pellet system, mains electric, water and drainage.

Double glazing

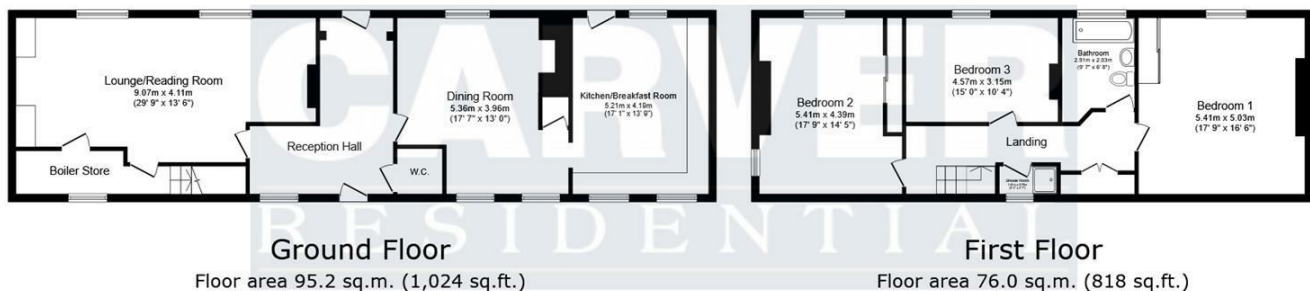
Local Authority: Stockton Borough Council (Tax Banding E)

Buyers Identification Checks

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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or 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		
England & Wales	EU Directive 2002/91/EC	

Floor Area from EPC -
2195.00 sq ft

Total floor area: 171.1 sq.m. (1,842 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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