

PCM
ESTATE AGENTS

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Price £1,225,000

PCM are delighted to welcome to the market this truly EXCITING AND RARE OPPORTUNITY to acquire a SUBSTANIAL DETACHED FIVE/ SIX BEDROOM RESIDENCE with SIX BATHROOMS, set within approximately TWO ACRES (unverified) of BEAUTIFULLY LANDSCAPED GARDENS AND GROUNDS, including its own area of woodland. Positioned behind SECURE ELECTRONIC GATES and enjoying the luxury of an indoor HEATED SWIMMING POOL, this is a home of scale, privacy and exceptional versatility.

Occupying a GENEROUS DOUBLE PLOT, the accommodation is thoughtfully arranged and highly adaptable, lending itself perfectly to multigenerational living, a house-and-annexe arrangement, or potential home-and-income opportunities, subject to any necessary consents.

The main house is both WELCOMING AND IMPRESSIVE. The ground floor opens into a spacious entrance hall, leading to a LARGE DUAL ASPECT LIVING ROOM filled with natural light, a separate FORMAL DINING ROOM and a CONSERVATORY that enjoys views over the gardens. Further accommodation includes a SHOWER ROOM, a well-proportioned KITCHEN-BREAKFAST ROOM with an OPEN FIRE as a focal point, and a separate UTILITY ROOM.

To the first floor, the landing provides access to THREE GENEROUS DOUBLE BEDROOMS, all benefitting from fitted storage. The principal bedroom suite is particularly noteworthy, featuring TWO EN-SUITE FACILITIES: a luxurious en-suite bathroom with JACUZZI BATH and a separate en-suite shower room. A well-appointed family bathroom completes this level.

The property is then connected via an internal hallway to a further wing of the house, arranged over two floors and enjoying its own private entrance. This section offers TWO ADDITIONAL BEDROOMS, one of which features an EN-SUITE DRESSING ROOM, BALCONY and potential space for a kitchenette, alongside a further bedroom and WC.

From this area there is direct access to the INDOOR SWIMMING POOL COMPLEX and the DOUBLE GARAGE, making it ideal for independent living, guests or extended family. The home benefits from modern comforts throughout, including gas-fired central heating and double-glazed windows.

Externally, the property continues to impress. To the front, a SWEEPING GATED DRIVEWAY provides extensive OFF ROAD PARKING. The rear gardens are a true highlight, offering a wonderful sense of space and seclusion. A generous patio and wrap-around terrace border the swimming pool complex, creating an ideal setting for entertaining. There is also a CANOPIED SUNKEN HOT TUB, a separate studio space, expanses of lawn and a charming WOODLAND GARDEN, where bluebells emerge in the spring.

Given the size and nature of the double plot, the sellers feel there may be further, as yet unexplored, potential for development or enhancement, subject to the necessary planning permissions.

Situated on a highly sought-after road bordering Westfield and St Leonards, the property is conveniently positioned for local amenities, well-regarded schooling and excellent transport links, making this an exceptional lifestyle opportunity in a prime location.

WOODEN FRONT DOOR
Opening to:

ENTRANCE HALL
Under stairs storage cupboard, double opening doors to:

LIVING ROOM
22' x 13'4 (6.71m x 4.06m)
Dual aspect with window to front and bay window to rear aspect, stone fireplace with inset fire, double radiator, television point, double opening doors to side elevation providing access to:

DINING ROOM
16'10 x 13' (5.13m x 3.96m)
Brick fireplace, wood flooring, window to front aspect, double radiator, sliding patios to rear aspect opening to:

CONSERVATORY
14'8 x 11'3 (4.47m x 3.43m)
Part brick construction, tiled flooring, double glazed windows to all elevations, apex roof, double glazed French doors to side opening onto, pleasant views can be enjoyed from here to the the garden.

KITCHEN-BREAKFAST ROOM
27'4 x 11'3 (8.33m x 3.43m)
Fitted with a matching range of eye and base level cupboards and drawers with stone worksurfaces over, tiled splashbacks, ceramic Belfast sink with mixer tap, electric induction hob, waist level double oven and grill, integrated dishwasher, space for tall fridge freezer, tiled flooring, ample space for breakfast table, double radiator, single radiator, brick fireplace with open fire, wall mounted thermostat control for gas fired central heating, dual aspect with windows to side and rear elevations pleasant views over the garden, door to:

UTILITY
7'1 x 6'5 (2.16m x 1.96m)
Wall mounted boiler, space and plumbing for washing machine and tumble dryer, space for fridge, loft hatch to an area of loft space, double glazed window and door to rear elevation.

SHOWER ROOM
Walk in shower enclosure, low level wc, pedestal wash hand basin, radiator, tiled walls, window to front aspect.

FIRST FLOOR LANDING
Picture rail, window to side aspect, loft hatch providing access to loft space, radiator, built in storage cupboard/ immersion heater, doors opening to:

BEDROOM
16'10 x 13'6 (5.13m x 4.11m)
Triple aspect with windows to side, front and rear elevations, fitted bedroom furniture, double radiator, picture rail, doors to two en-suites.

EN-SUITE BATHROOM
Jacuzzi style bathtub with mixer tap, vanity enclosed twin his and hers wash hand basin's with mixer taps, radiator, concealed cistern low level wc, built in storage, tiled walls, window to rear aspect.

EN-SUITE SHOWER ROOM
Large walk in shower with chrome shower fixing, additional hand-held shower attachment, wall mounted vanity enclosed wash hand basin with mixer tap, wall mounted vanity unit, tiled walls, tiled flooring, heated towel rail, window with obscured glass to rear aspect.

BEDROOM
11'8 x 9'8 (3.56m x 2.95m)
Radiator, built in wardrobe, picture rail, window to rear aspect.

BEDROOM
11'2 x 8'8 (3.40m x 2.64m)
Radiator, picture rail, built in wardrobe, dual aspect room with windows to side and rear elevations.

BATHROOM
Panelled bath with Victorian style mixer tap and shower attachment, low level wc, pedestal ash hand basin, radiator, tiled walls, built in storage, picture rail, window to side elevation.

INNER HALL
Accessed via the kitchen-breakfast room. Coving to ceiling, double radiator, window and door to front aspect, stairs rising to first floor accommodation, door to integral garages, door to:

WC
Wall mounted vanity enclosed wash hand basin with chrome mixer tap and tiled splashbacks, dual flush low level wc, radiator, window to rear aspect.

BEDROOM
12'6 x 9'11 (3.81m x 3.02m)
Coving to ceiling, radiator, double glazed French doors and windows either side opening to and having views over the swimming pool room.

FIRST FLOOR
Leading to:

BEDROOM
25'8 x 15'3 (7.82m x 4.65m)
Windows to both front and rear elevations, double glazed windows and French doors to side elevation having views and access onto a balcony, two radiators, access to eaves storage, down lights. There is potential for this bedroom to serve as an open plan living room, with door to an en-suite shower room and further door to a walk in dressing room/ optional reception space.

DRESSING ROOM/ RECEPTION ROOM
10'4 max x 9'8 max (3.15m max x 2.95m max)
Access to eaves storage, circular window to side elevation, window to front elevation.

SHOWER ROOM
Walk in shower with chrome shower fixing, waterfall style shower head and hand-held shower attachment, contemporary low level wc, twin his and hers wash hand basin with storage set beneath and a marble countertop, down lights, extractor fan for ventilation, heated towel rail, window to rear aspect.

BALCONY
Laid with composite decking, glass balustrade, enjoying a pleasant outlook and views.

SWIMMING POOL ROOM
37'9 x 26'11 (11.51m x 8.20m)
Tiled flooring with steps down into an inviting heated swimming pool with electronic solar powered retractable cover, large sliding doors opening to the rear and side elevations providing access onto the garden, lighting, seating areas, electronic ceiling windows, return door to the integral garage and access to a shower room. There is also a canopied hot tub area and decked veranda that wraps around the pool room, with views onto the garden.

SHOWER ROOM
Two showers, wash hand basin and wc.

GARAGE ONE
17'7 x 12'2 (5.36m x 3.71m)
Up and over door, window overlooking the pool room, double opening doors to:

GARAGE TWO
19'7 x 10'1 (5.97m x 3.07m)
Access to the pool room, up and over door.

CABIN
Power and light, could be adapted into a sauna or utilised as a changing room or seating area.

OUTSIDE - FRONT
The property is approached via secure electronic gates, opening onto a generous sweeping driveway that immediately sets the tone for the scale and privacy on offer. The substantial frontage provides extensive off-road parking for multiple vehicles, alongside access to the double garage. Mature planting and established boundaries frame the approach beautifully, creating an impressive sense of arrival while maintaining a high level of seclusion from the road, and there are three external power points.

REAR GARDEN
The rear gardens are a truly outstanding feature of the home, extending to approximately two acres and offering a wonderful blend of landscaped, recreational and natural spaces. A large paved patio and wrap-around terrace provide the perfect setting for outdoor entertaining, seamlessly linking with the indoor swimming pool complex. A canopied sunken hot tub and separate studio space further enhance the lifestyle appeal, and there is also an external electrical point.
Beyond the formal areas are expanses of lawn and a charming woodland garden, which comes alive with bluebells in the spring, offering a peaceful and private retreat. The size and configuration of the grounds, occupying a rare double plot, also present potential for further enhancement or development, subject to the necessary planning consents.

Council Tax Band: G













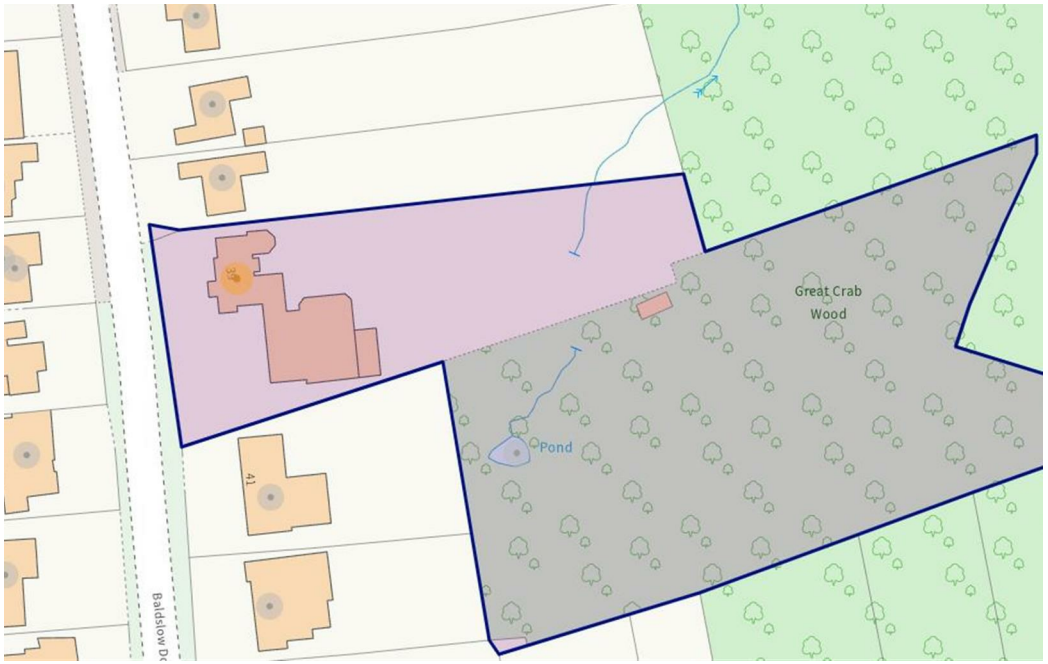

SMEG
FAMILY RULES
LOVE
each other


LOVE
each other



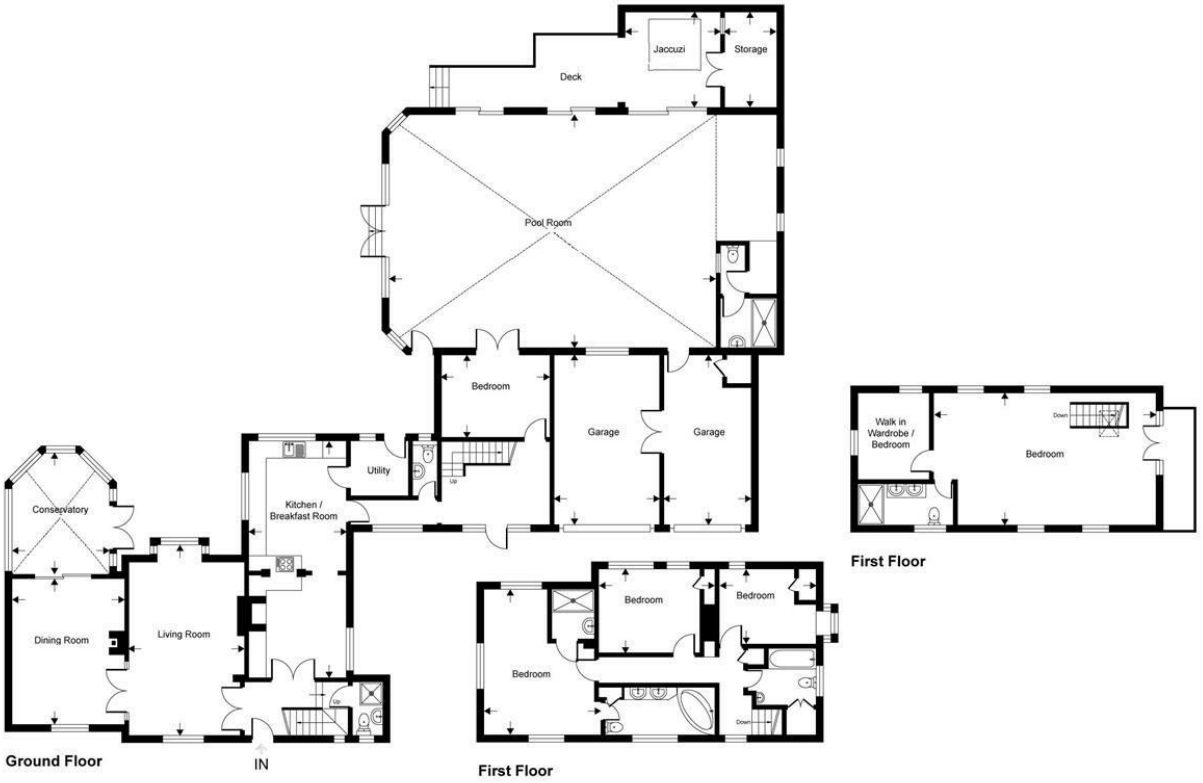





Great Crab
Wood
Pond
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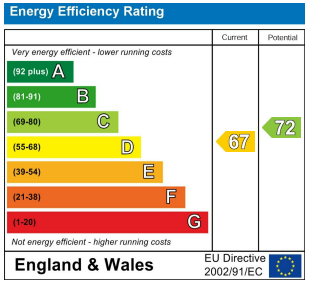
North Ridings, TN37

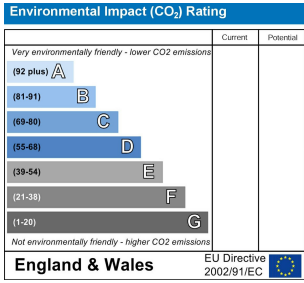
Approximate Gross Internal Area = 246.7 sq m / 2656 sq ft
Approximate Garages Internal Area = 42.2 sq m / 455 sq ft
Approximate Pool Room & Storage Internal Area = 130.6 sq m / 1406 sq ft
Approximate Total Internal Area = 419.5 sq m / 4517 sq ft



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