

TEES HOUSE

CROFT ON TEES, NORTH YORKSHIRE

Lister Haigh | JACKSON-STOPS

TEES HOUSE
DALTON ROAD, CROFT ON TEES, DL2 2SX

TOTAL APPROX. AREA: 2067 SQ FT / 192 SQ M

A 5 BEDROOM DETACHED HOUSE ENJOYING AN ELEVATED POSITION ABOVE THE RIVER TEES WITH EXTENSIVE RIVER FRONTAGE AND BENEFITTING FROM PLANNING PERMISSION TO ADD A SUBSTANTIAL EXTENSION WITH A DETACHED GARAGE AND BASEMENT. LOCATED IN THIS CONVENIENT AND SOUGHT AFTER VILLAGE.



DISTANCES

- DARLINGTON RAILWAY STATION – 4 MILES
- A1(M) – 6 MILES
- RICHMOND - 10 MILES
- DARLINGTON – 4 MILES
- NORTHALLERTON – 12 MILES

(DISTANCES APPROXIMATE)

GROUND FLOOR

- Entrance vestibule and hall
- Sitting room, Dining room, Garden room, Study and kitchen
- Downstairs fifth bedroom and bathroom

FIRST FLOOR

- Four bedrooms and a house bathroom

OUTSIDE

- Private gardens to three sides
- Extensive parking and a garage
- Substantial river frontage

THE PROPERTY

Tees House is a brick built detached family house which is believed to date from the 1970's. The property is ready for general updating and has the benefit of planning permission to substantially enlarge and remodel the existing dwelling, if desired, by adding further extensions, and an additional floor as well as building a detached double garage with a wine cellar, workshop and accommodation over within the grounds. The property is one of just six individual houses built on the former orchard to Croft Hall and a number of the fruit trees still remain. The gardens extend to approximately 1/3rd of an acre and continue down to the banks of the River Tees, although this is a good distance below the main house and grounds.

The existing accommodation is very versatile and can be used as either 4 or 5 bedrooms or a 3 or 4 reception rooms. The current layout is shown on the floor plan attached. The planning permission shows the ground floor accommodation comprising of a central entrance porch and hall, sitting room, dining room, sunroom, kitchen, music and hobbies room and a ground floor bathroom and utility room. To the first floor there are five bedrooms and four bathrooms with the principal bedroom enjoying a balcony overlooking the river. To the second floor it shows a stunning steel and glazed 'Penthouse' arrangement overlooking the river. Architectural details throughout include subtle corbeling, beautiful arched windows and doors, Juliette and full balconies and an Inglenook fireplace.

OUTSIDE

The property is approached down a shared private road which leads to the private parking and turning area where there is a garage. The gardens extend to approximately a third of an acre and are mainly laid to lawn with mature hedges and enjoy considerable privacy. There are steps leading down to the river from the higher level.



















LOCATION

The property is located on a prestigious private road in this popular and convenient village which lies on the southern banks of the River Tees. There are both primary and secondary schools available nearby. In Croft and the adjoining villages there are some excellent pubs, restaurants and the 5-star Rockcliffe Hall. The nearby towns of Richmond, Northallerton and Darlington each provide an excellent range of everyday amenities including access to the East Coast main line providing regular services to both London Kings Cross and Edinburgh, and there are local bus services. The A1(M) is accessed at Scotch Corner which is approximately 6 miles away and provides good access to the commercial north and south. To the east the A19 connects to the Teesside commercial centres and coast.

PROPERTY INFORMATION

Services: The property is connected to mains gas, electric, water and drainage. The property has the benefit of gas fired central heating.

Local Authority: North Yorkshire Council - T: 01423 500600

Council Tax: Band G

Tenure: Freehold

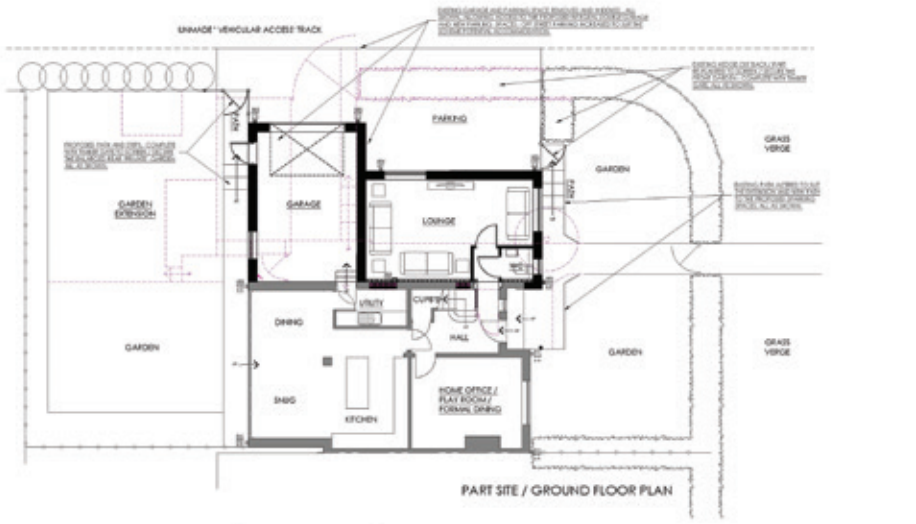
DIRECTIONS

Postcode: DL2 2SX

what3words: ///teaspoons.inserting.willpower

From the centre of the village near the Croft Hotel, head south towards Northallerton and after 150 meters turn right in to the private road and bear right and continue to the end and Tees House is the last property.

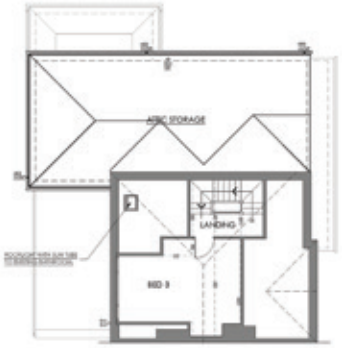
PROPOSED PLANS



PART SITE / GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PROPOSED ELEVATIONS



TEES HOUSE
WEST ELEVATION



TEES HOUSE
EAST ELEVATION



TEES HOUSE
SOUTH ELEVATION



TEES HOUSE
SOUTH ELEVATION - with Garage

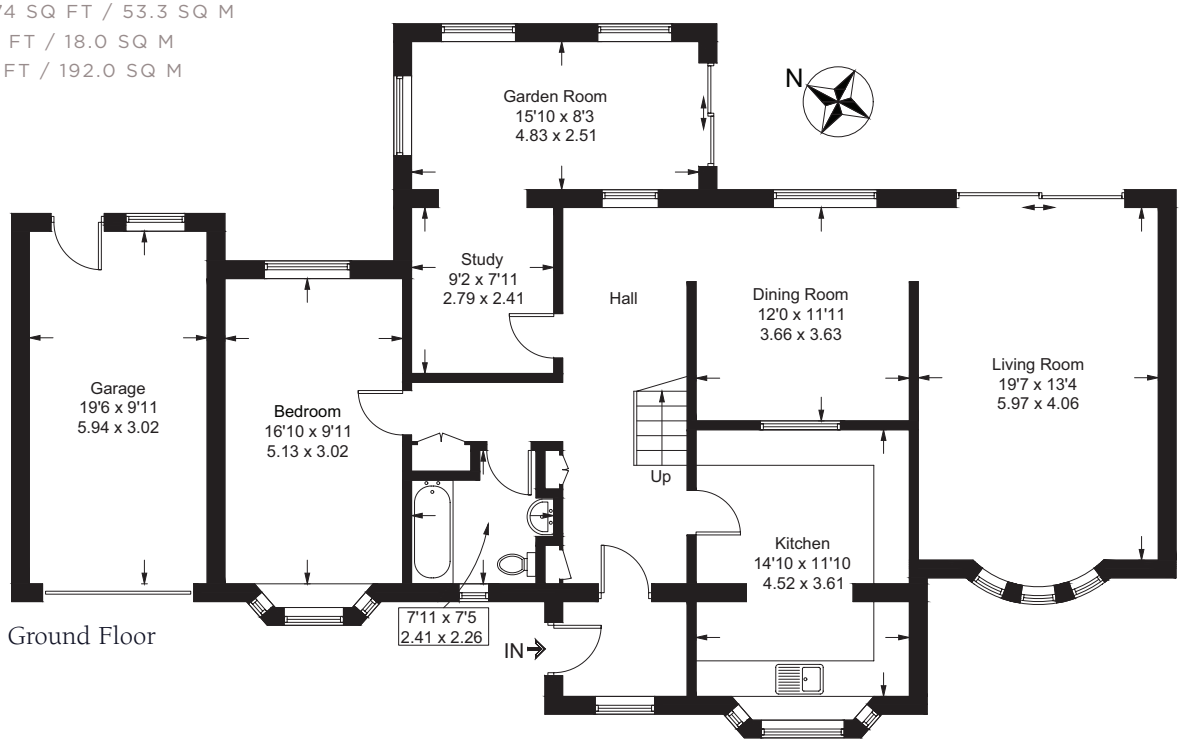


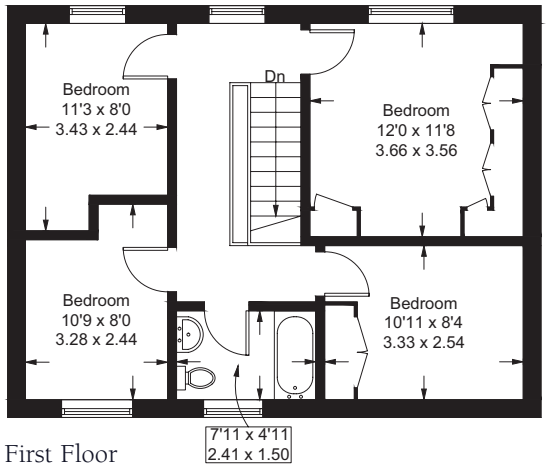
TEES HOUSE
NORTH ELEVATION

TEES HOUSE

APPROXIMATE GROSS INTERNAL AREA:
GROUND FLOOR = 1299 SQ FT / 120.7 SQ M
FIRST FLOOR = 574 SQ FT / 53.3 SQ M
GARAGE = 194 SQ FT / 18.0 SQ M
TOTAL = 2067 SQ FT / 192.0 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.





Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

Lister Haigh

LISTER HAIGH
01423 860322
sales@listerhaigh.co.uk
listerhaigh.co.uk

OnTheMarket
rightmove

JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910

JACKSON-STOPS
01904 625033
york@jackson-stops.co.uk
jackson-stops.co.uk