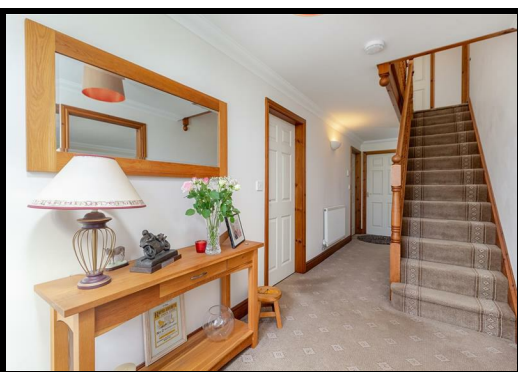




## Beech House, Town Green, Manfield, Darlington Offers In The Region Of £580,000

A rare opportunity has arisen to acquire a highly individual, luxurious and unique detached residence. Beech House is set in an enviable and idyllic setting on Town Green within the highly desirable village of Manfield in North Yorkshire. This charming residence offers outstanding, generous and flexible accommodation. The property occupies a most pleasing position with stunning views overlooking the village green. This individually designed property offers bright and spacious accommodation which is beautifully presented and retains an informal homely ambience throughout. With accommodation over two floors including a welcoming entrance hallway, a beautifully presented living room, dining room, kitchen / breakfast room, utility room, cloakroom, four double bedrooms, two of which benefit from en suite shower rooms and a modern family bathroom.

Externally to the front of the property there is a driveway providing off road car parking, a part lawned and a part gravelled garden which is complimented with a variety of mature plants and shrubs, a flagged terrace and a detached double garage. The garage has strip-lights, power points, two electric roller shutter doors and a further door giving access to the side elevation of the property. There is a further driveway to the side elevation of the property providing additional car parking. To the rear of the property there is a beautifully presented garden which is laid to lawn. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



# Beech House, Town Green, Manfield, Darlington

## General Remarks

A truly outstanding opportunity has arisen to acquire a four bed roomed detached residence occupying a most pleasing position on Town Green within the highly desirable and much sought after village of Manfield in North Yorkshire.

Beautifully presented throughout

Oil fired central heating

Double glazed windows throughout

Council tax band F

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Beech House is situated within the much sought after and highly desirable village of Manfield in North Yorkshire. The village has a superb community atmosphere and offers a good range of amenities including the Crown Inn public house, a Church and a village hall which hosts regular events throughout the year. The property is within the catchment area for first class local Schools including Trinity Academy Eppleby, Forcett and Middleton Tyas School and a number of Comprehensive Schools in Richmond. The prestigious Barnard Castle School is also close by providing private education. For the commuter the property is ideally situated for the A1 which provides excellent links to major commercial centres in the region. Darlington main line railway station offers regular services to Newcastle, Edinburgh, York and London. Teesside, Newcastle and Leeds Bradford airports are all easily accessible.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from an under stairs cupboard providing useful storage.

## Living Room

21'10" x 12'7"

The dual aspect living room offers an abundance of natural light. Warmed by a central heating radiator tastefully decorated in neutral tones and benefiting from a double glazed Bay window overlooking the front elevation of the property, a feature fire place with a cast iron multi fuel stove and patio doors which lead out to the rear garden.

## Dining Room

13'10" x 12'11"

The formal dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a double glazed bay window overlooking the front elevation of the property.

## Kitchen / Breakfast Room

13'8" x 11'10"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting granite worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a tiled floor, tiled splash backs, and a number of integrated appliances including an electric oven and hob with over head extractor hood, a dishwasher and fridge. There is ample room for a dining table.. Patio doors leads out to the rear garden.

## Utility Room

7'6" x 7'3"

The utility room is warmed by a central heating radiator has a tiled floor, plumbing for an automatic washing machine and is fitted with a range of wall and floor units with contrasting worktops incorporating a sink and drainer. A glazed door leads out to the rear garden.

## Cloakroom

5'1" x 4'11"

The cloakroom is warmed by a central heating radiator, has a tiled floor and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## First Floor Landing

A staircase leads to the first floor open plan gallery landing. The landing has an airing cupboard providing useful storage.

## Bedroom One

12'7" x 11'11"

A double bedroom with fine views overlooking the village green. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window, built in wardrobes providing useful storage and an adjoining en suite shower room.

## En Suite Shower Room

6'8" x 5'7"

The en suite shower room has a tiled floor, a double glazed window and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin, a low level WC and a towel radiator.

## Bedroom Two

13'8" x 11'10"

A double bedroom with pleasant views overlooking the rear garden. Warmed by a central heating radiator, decorated in neutral tones and benefiting from built in wardrobes providing useful storage, a double glazed window and an adjoining en suite shower room.

## En Suite Shower Room

5'11" x 4'5"

The en suite shower room has a tiled floor, a double glazed window and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin, a low level WC and a towel radiator.

## Bedroom Three

12'7" x 9'10"

A double bedroom with a double glazed window overlooking the village green. Warmed by a central heating radiator and benefiting from a built in wardrobe providing useful storage.

## Bedroom Four

12'7" x 9'2"

With a double glazed window overlooking the rear of the property a further double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a built in wardrobe providing useful storage.

## Bathroom

12'7" x 7'0"

The family bathroom is simply stunning. Fitted with a modern and most contemporary suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin, a low level WC and a towel radiator. The bathroom is tiled throughout and benefits from a double glazed window.

## Externally

Externally to the front of the property there is a driveway providing off road car parking, a part lawned and a part gravelled garden which is complimented with a variety of mature plants and shrubs, a flagged terrace and a detached double garage. The garage has strip-lights, power points, two electric roller shutter doors and a further door giving access to the side elevation. There is a further driveway to the side elevation of the property providing additional car parking. To the rear of the property there is a beautifully presented garden which is laid to lawn.

