



SOUTHFIELDS FARM, GREAT STANTON, STOCKTON ON TEES



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AN ATTRACTIVE AND STUNNINGLY APPOINTED DETACHED FORMER FARMHOUSE OFFERING SPACIOUS FAMILY LIVING ACCOMMODATION.

Darlington: 6 miles, Stockton on Tees: 8 miles, A1(M) Junction 59: 4.5 miles, Teesside: 12 miles, Newcastle Upon Tyne: 30 miles

Entrance hall and cloakroom, large kitchen breakfast room, living room, dining room, study, master bedroom suite, 3 further double bedrooms including an annexed bedroom with en suite, family bathroom.

Sought after village location, integral double garage and attractive rear gardens.

Introduction

Southfields Farm is an attractive period farmhouse which has been stunningly restored and offers highly appointed living space of significant charm and character.

Extending to approximately 2,615 sq ft the house is heated by oil fired central heating and enjoys underfloor heating to the kitchen and master en suite shower room. Enjoying a luxurious and high quality finish throughout, the property has numerous features of note including attractive stripped oak floors and doors, exposed ceiling beams, two exposed brick inglenook fireplaces and hardwood double glazed sash windows throughout.

Great Stanton is an attractive small village which is ideally located for commuting throughout the region. The village also has a public house, The Kings Arms. The local market towns of Darlington and Sedgefield provide a wide range of high quality shops, restaurants and other amenities. Main line rail travel is available from Darlington and air travel from Durham Tees Valley and Newcastle International airport.

The wider region offers a wealth of opportunities for cultural, sporting and recreational activities with the Cathedral City Durham and the stunning and dramatic landscapes of the North York Moors and the North East coastline all within easy travelling distance.

The House

A drive leads to a good block paved parking area and gives access to the garage and front entrance door. A welcoming entrance hall with a quarry tiled floor and port holed window leads to a well fitted cloakroom. The stunning breakfast kitchen has underfloor heating, granite worksurfaces, integral appliances. It enjoys outlooks to the terrace and gardens. The family living has a fine oak floor and exposed inglenook with a solid fuel stove. A glazed door gives access to the garden and patio. The formal

dining room has an open fire and double doors to the garden. The principal staircase hall gives access to a study and an understairs cupboard. The secondary staircase and lower hall provide access to a pantry, the integral garage and fourth bedroom.

On the first floor are 4 bedrooms. There are 3 bedrooms and a family bathroom in the principal house. There is a large master with en suite shower room and the fourth bedroom is currently used as a dressing room. A link from the master leads to the annexed third bedroom (with en suite) which can also be accessed from the secondary staircase.

Gardens

Outside and to the rear are attractive walled gardens. There is a large flagged patio (ideal for summer entertaining) with step leading down to a lawned garden. There is a side passage and an outhouse leading to the front.

General Information

Services

The house is connected to mains electricity, water and drainage.

Heating

There is oil fired and electric underfloor heating to the kitchen and master en suite.

Council Tax

We are verbally advised by Stockton on Tees Borough Council that the property falls within Tax Band E with a payment for the year 2015-2016 of £1,857.81.

Rent

£1,400 per calendar month payable in advance by standing order.

Viewing

Inspection strictly by appointment through Savills incorporating Smiths Gore's Darlington office.
t 01325 370506
e darlington.lettings@savills-smithsgore.co.uk

Application for Tenancy

Applications for the tenancy must be made on the attached "Preliminary Application Form" and returned to the office with payment of £200.00 + VAT to cover the cost of referencing, inventory and tenancy agreement. An Additional charge of

£50.00+ VAT per person is required for multiple applicants over the maximum of two persons.

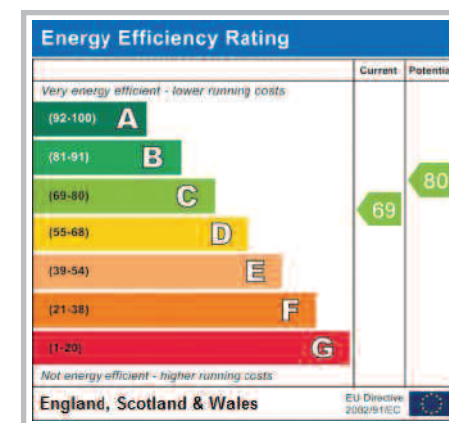
Tenancy

Lessees should be aware of the following:-

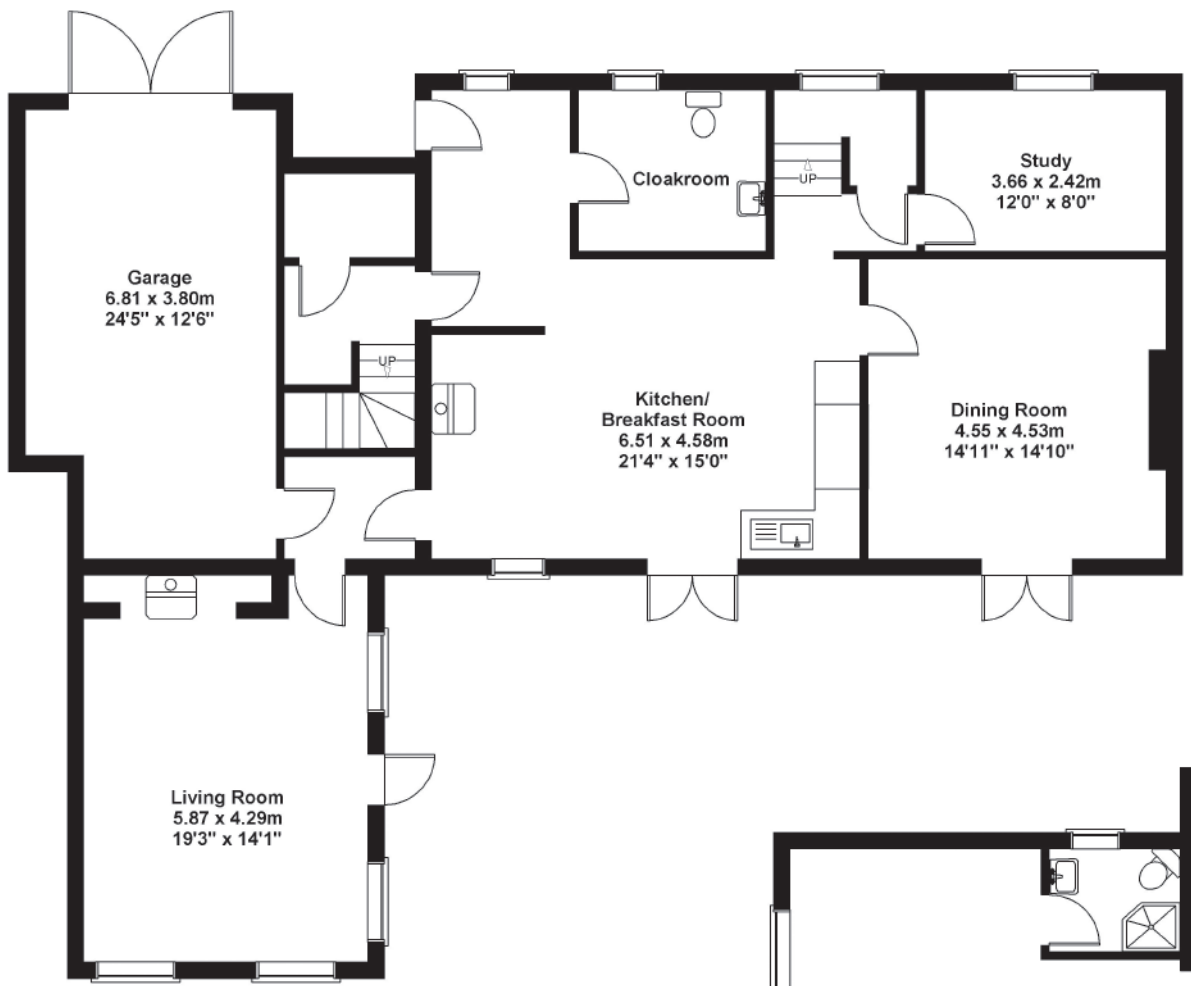
1. The property is to be let on an Assured Shorthold Tenancy.
2. The property is to be let for a minimum term of six months.
3. The rent will be payable monthly, in advance, by standing order.
4. The landlord will give consideration to allowing a pet or pets at the property subject to the payment of an increased bond referred to below.
5. The letting agents for the duration of the tenancy will hold a bond of one and half times the monthly rent or a minimum of £600. If the landlord agrees to allow non-caged pets the bond shall increase to 2 times the monthly rent subject to a minimum of £1200. The tenant will also be required to have all the landlords carpets cleaned before the end of the tenancy.
6. No internal redecoration is to be undertaken without Prior written consent from the letting agents.

Date of Information

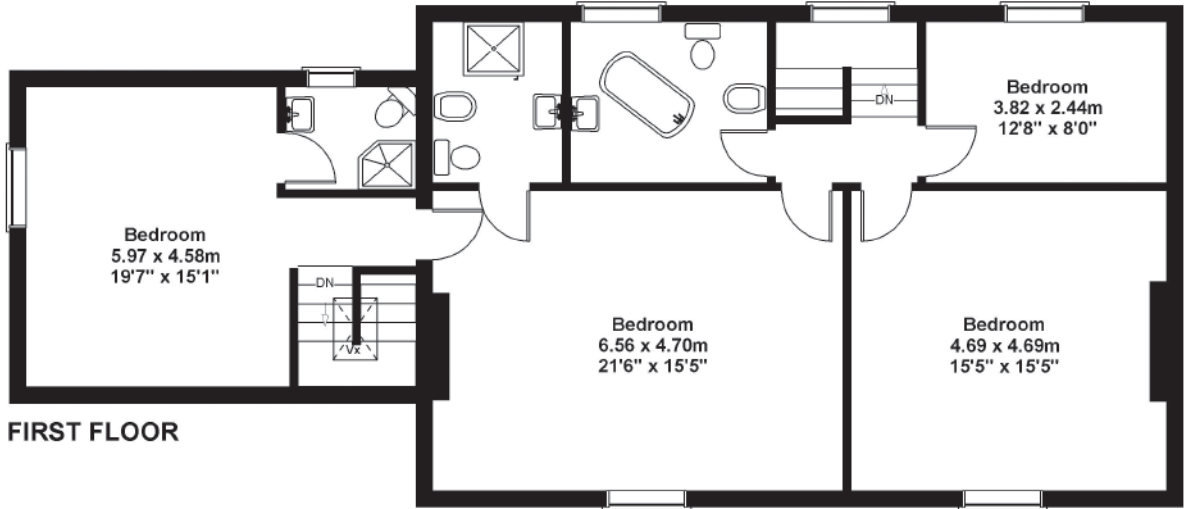
Particulars prepared - August 2015
Photographs taken - December 2013



Southfields Farm, Great Stainton

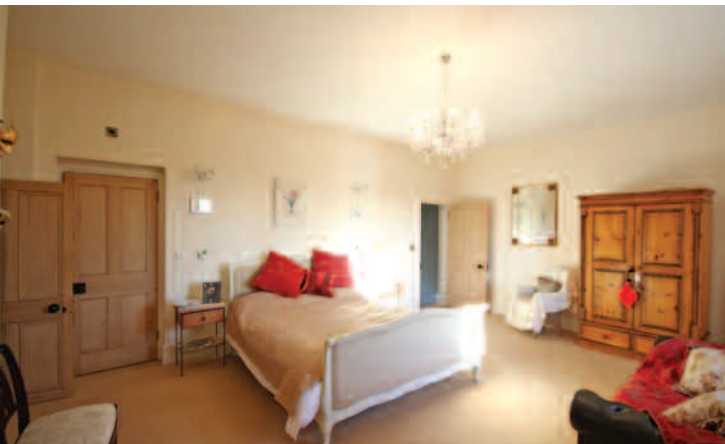


GROUND FLOOR



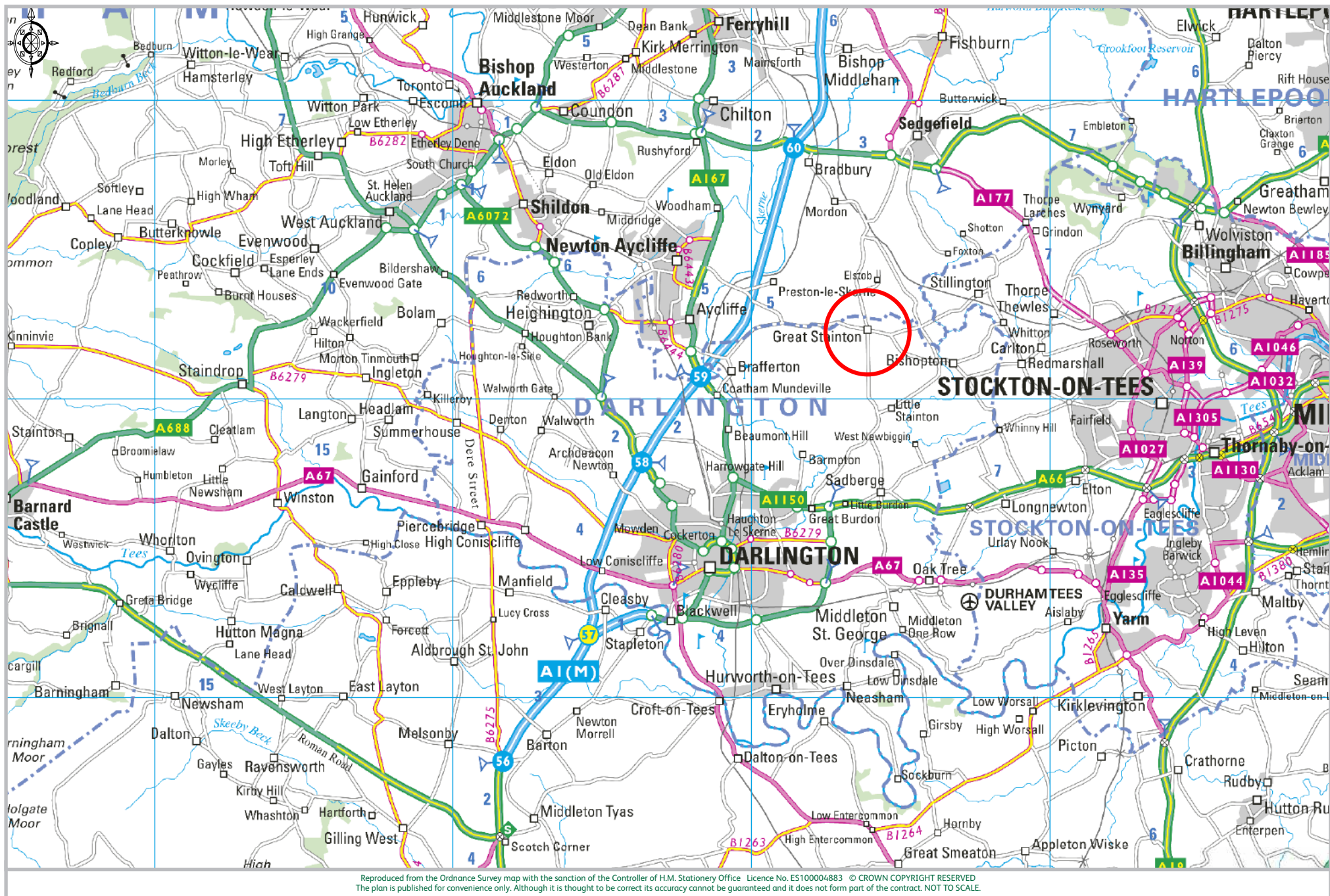
FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

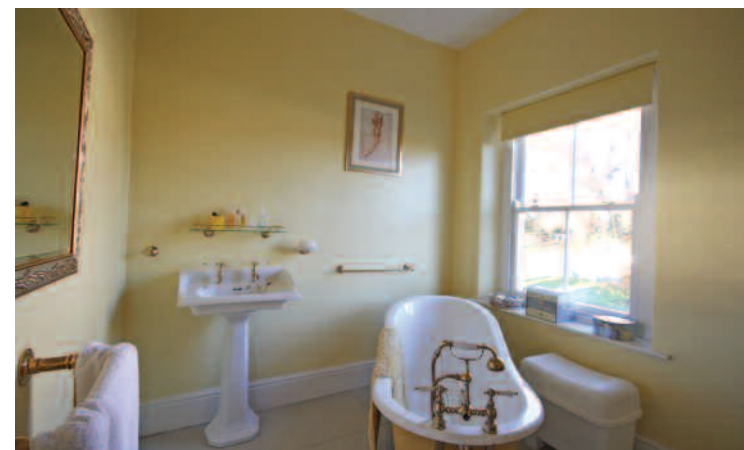
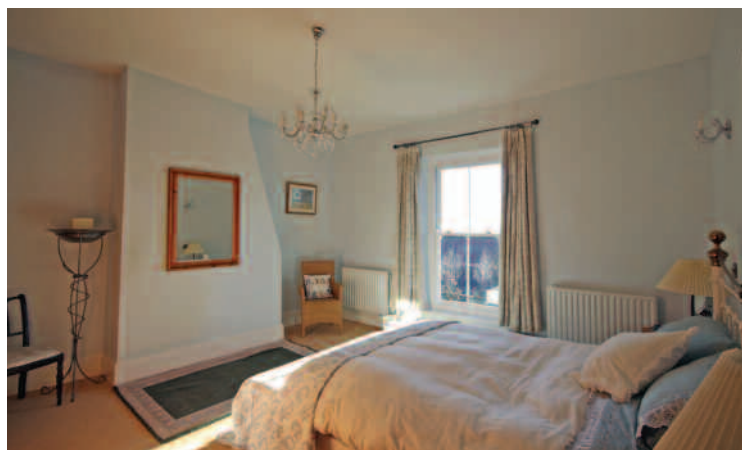


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