



Fir Tree Farm, Sedgefield, Stockton-on-Tees, TS21 2EW

Guide Price £1,500,000



Description

Fir Tree Farm has been lovingly and thoughtfully developed by the present owners over a period of 20 years and offers the discerning purchaser a variety of options. The bungalow itself provides flexible and spacious accommodation comprising; a delightful bright living room with triple aspect windows overlooking open countryside, dining room with south facing patio doors and a brick archway through to the kitchen.

A central hallway connects the living area to the rest of the bungalow. There are four well proportioned en-suite bedrooms. The master bedroom benefits from a bank of built in wardrobes and a split stable door leading out to a decked seating area.

A sunny sitting room leads into the leisure suite which comprises; a gymnasium with fitted wardrobes, shower room and changing facilities. A pair of sliding doors separates the gym from the indoor swimming pool which is heated and takes it warmth from two large air to water heat pumps located outside the building, using natural air temperature to provide heating for the water and pool hall. The pool is saline with a full time glass filtration system, and measures 12m x 6m and is approximately 2.4 meters at the deep end.





The office suite extends to 245sqm and was constructed in 2012; the ground floor comprises; a large main office, two further offices as well as a pleasant meeting room. There is a full sized shower room fitted with disable user facilities, an additional WC and kitchen providing ample facilities to service the building. The first floor offers a further three rooms, the largest with a wonderful west facing window with fantastic views over the surrounding open countryside.

The four car garage adjoins the office block and offers excellent guest accommodation above comprising; bedroom/living area, fitted kitchen and bathroom.

Outside a long sweeping private driveway leads up to the property which sits within 14.5 acres of farm land and includes a paddock and woodland, as well as formal gardens. There is planning permission to erect a stable block with six stables, tack room and store within the paddock, as well as foundations for a tennis court.

Tenure

Freehold.

Services

All mains services are connected to the property.

Directions

Leaving Harrogate via the A61 Leeds Road, continue straight on at the St Georges Road roundabout to the traffic lights adjacent to Marks and Spencer. Turn right onto Leadhall Lane, left onto Leadhall Crescent and right onto Leadhall Avenue.

Viewing

Strictly by appointment with FSS and the joint marketing agents;

James Wort
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Details Produced

July 2020.









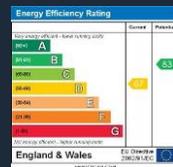
Firtree Farm, Sedgefield, Stockton-on-Tees, Durham

Main House internal area 4,473 sq ft (416 sq m)
Garage internal area 919 sq ft (85 sq m)
Outbuilding Offices internal area 2,591 sq ft (241 sq m)
Annexe internal area 514 sq ft (48 sq m)
W/C External C/B internal area 76 sq ft (7 sq m)
Total internal area 8,573 sq ft (797 sq m)



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