

Raydale Beck, Ingleby Barwick

TS17 0YY



Asking Price £299,995

- A rare purchase opportunity
- The original 'Sober Hall Farmhouse' built by 'Sir William Turner'
- Tastefully converted in 2001 and significantly upgraded since
- Large, southerly rear garden
- Separate garage with studio/office above
- Spacious and impressive throughout
- Impressive blend of traditional and modern luxury

Home, Changes Everything



IH INGLEBY HOMES



A rare purchase opportunity!

Being the original 'Sober Hall Farmhouse' dating back to the 18th century, built by 'Sir William Turner of Kirkleatham' and then beautifully restored and converted in 2001, with significant upgrades since, this spacious property is a 'one-off' and is packed with attractive features.

Blending the traditional with modern luxury and style, with features such as the stylish refitted kitchen and bathrooms being worthy of special mention.

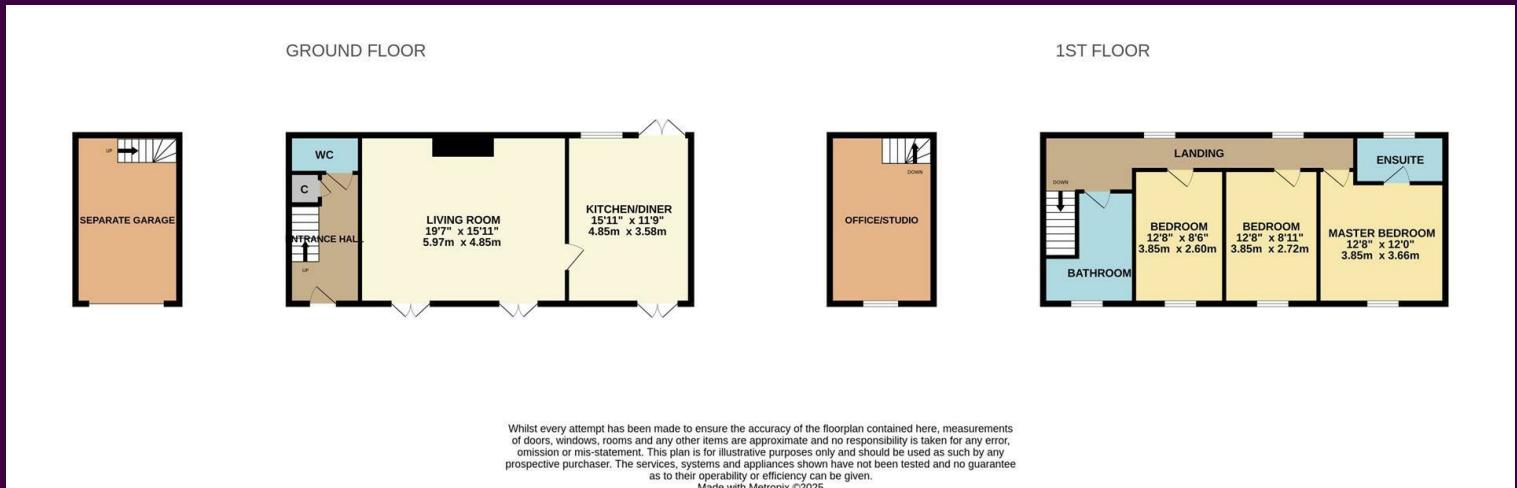
A large rear garden is fully fence enclosed, with timber summer house, extensive re-laid patio and well-tended lawns, all enjoying a sunny, southerly aspect. The front gardens are lawned and enclosed with established hedging, whilst a garage with studio/office above sits separate, with parking for several vehicles in front.

Briefly, the ground floor accommodation comprises an entrance hall, cloakroom/WC, large 19ft plus living room with feature wood-burner set within a magnificent stone fireplace, separate refitted kitchen/diner that boasts quality units and surfaces, integrated appliances, a 'Belfast' sink and feature revealed brick wall, Under floor Heating & stable door to rear garden. The first floor delivers three great bedrooms, 'Master' with impressive ensuite, which is complimented by the stylish family bathroom.

Ingleby Homes recommended.



The Layout



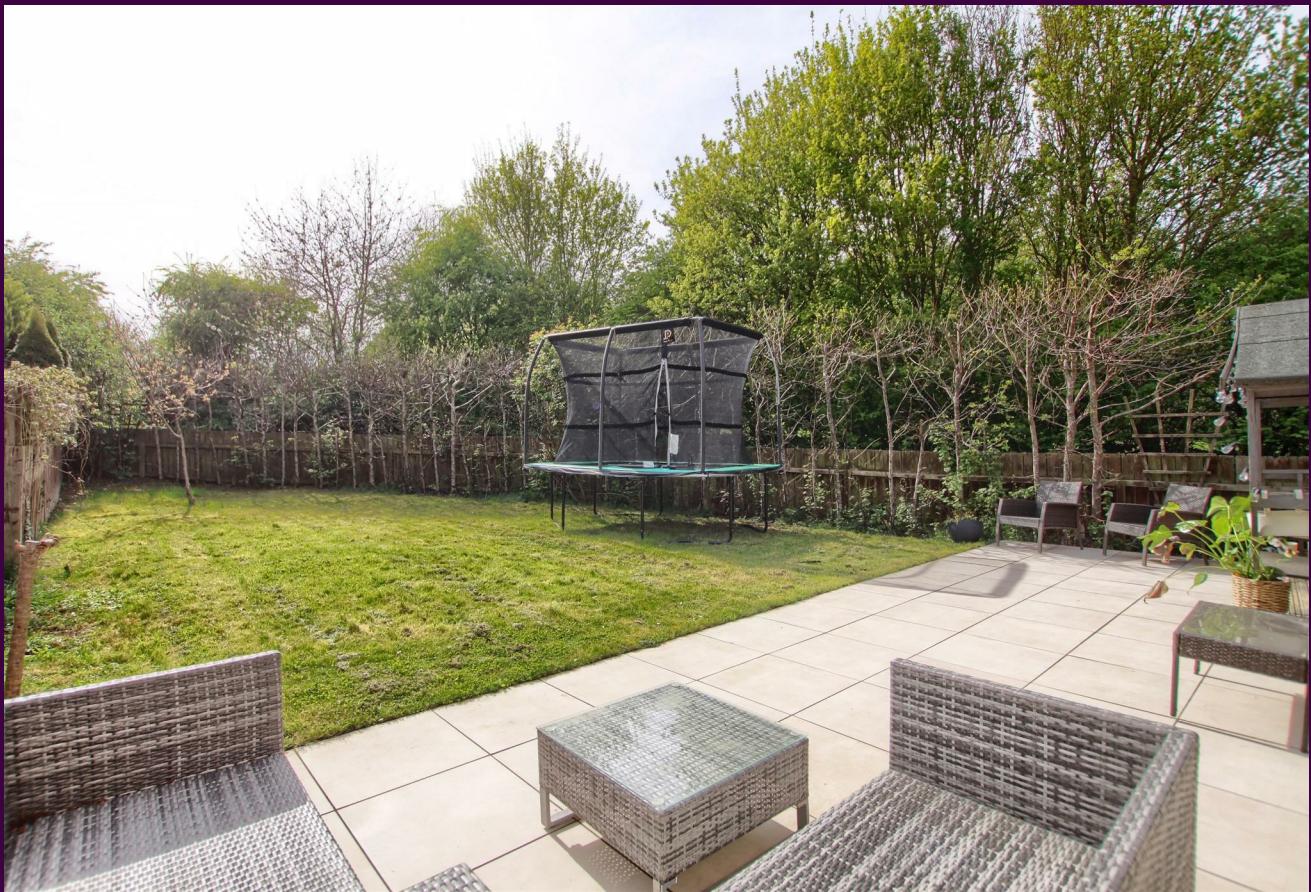
The Location



Home, Changes Everything



Raydale Beck



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-------------------------|--|-------------------------|
| | | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

Council Tax Band: D

Tenure: Freehold

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