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18 Crooks Barn Lane

Crooksbarn, Norton, TS20 1LW

£450,000

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An Elegant Period Residence In One Of Norton's Most Sought-After Addresses, This Distinguished Four-Bedroom Home Combines Timeless Character With Exceptional Potential. Set On A Generous Plot With Landscaped Gardens, Extensive Parking, And A Substantial Loft Offering Exciting Conversion Possibilities, The Property Also Benefits From A Double Garage With Previously Approved Plans For A Granny Annexe. Ideally Positioned Within Walking Distance Of The Charming Norton Village And Highly Regarded Schools, This Is A Rare Opportunity To Acquire A Beautiful Family Home With Space, Character, And Future Potential.

Full Description

Occupying A Prime Position On The Highly Desirable Crooks Barn Lane In Norton, This Elegant Period Property Forms Part Of The Historic Former ICI Executive Houses, Originally Built During The 1930s–1940s For Senior Company Employees. These Homes Are Well Known Locally For Their Generous Proportions, Attractive Character Features, And Substantial Plots.

The Property Offers Spacious And Versatile Accommodation Ideally Suited To Modern Family Living. Upon Entering The Home, The Traditional Charm Is Immediately Evident With Characterful Bay Windows And Well-Proportioned Rooms Throughout. The Main Lounge Provides A Comfortable Living Space, While The Separate Dining Room Opens Through To The Kitchen, Creating A Sociable And Practical Layout.

A Recently Installed Modern Utility Room With WC Adds Convenience And Practicality For Busy Households. A Separate Study Or Second Reception Room Offers Flexibility For Home Working Or Additional Living Space.

A Connecting Internal Hallway Links The Main House To The Double Garage, Providing Additional Access And Functionality.

To The First Floor, The Property Features Four Bedrooms. The Master Bedroom Benefits From Fitted Wardrobes And A Private En-Suite Shower Room. The Fourth Bedroom Is Currently Utilised As A Smaller Single Bedroom But Could Serve Perfectly As A Study Or Nursery. The Second Bedroom Also Benefits From Plumbing And Its Own Wash Basin. A Family Bathroom Serves The Remaining Bedrooms.

One Of The Most Exciting Features Of The Property Is The Substantial Loft Space, Accessed Via A Hatch With Pull-Down Ladder. The Loft Is Already Partially Boarded, Has Power, Two Velux Windows, And A Very High Roof Pitch, Offering Outstanding Potential For Conversion Into Further Living Accommodation. Subject To The Necessary Consents, This Space Could Comfortably Accommodate Two Additional Bedrooms With En-Suite Facilities.

Externally, The Property Continues To Impress. A Large Patterned Concrete Imprint Driveway Provides Extensive Off-Road Parking. The Double Garage Features Recently Installed Electric Roller Doors And A Rear Access Door Leading To The Garden. The Garage Previously Held Approved Planning Permission (Now Lapsed, Granted In 2012) For Conversion Into A Self-Contained Granny Annexe, With Drawings Available Within The Property Photographs.

The Rear Garden Has Been Recently Landscaped To Create A Beautiful Outdoor Space Featuring Porcelain Paving, Lawn Areas, And A Pergola Seating Area. The Garden Faces North-West, Allowing For Both Shaded Seating Areas And Excellent Afternoon And Evening Sunshine, Creating A True Sun Trap.

Further Benefits Include A Full Roof Replacement In Recent Years, Gas Combi Central Heating With The Boiler Updated Approximately Five Years Ago And Serviced Annually, Along With uPVC Windows Installed At Various Points Over The Years.

The Property Is Ideally Situated Within Walking Distance Of Norton Village And Its Charming High Street, With Independent Shops, Restaurants, The Picturesque Duck Pond, And The Village Green. The Location Also Provides Easy Access To Highly Regarded Public And Private Schools, Making It An Ideal Choice For Families.

This Well-Maintained Home Offers An Exceptional Opportunity To Acquire A Character Property With Significant Potential For Further Extension Or Development, Subject To The Necessary Planning Permissions.

Location

Situated In A Popular Residential Area Of Norton, Stockton-On-Tees, This Property Enjoys A Convenient Location Close To Local Amenities. Local Shops, Cafés And Everyday Essentials Are Approximately 0.4 Miles Away (Around An 8 Minute Walk).

Norton High Street Is Around 0.7 Miles Away (Approximately A 15 Minute Walk), Offering A Variety Of Independent Shops, Restaurants And Pubs. Stockton Town Centre Is Approximately 1.5 Miles Away (Around A 5 Minute Drive) With A Wider Range Of Shopping And Leisure Facilities.

The Property Also Benefits From Good Transport Links, With Easy Access To The A19 And A66, Making Travel To Middlesbrough, Billingham And Surrounding Areas Simple And Convenient. Overall, This Is A Well-Connected And Desirable Residential Location.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

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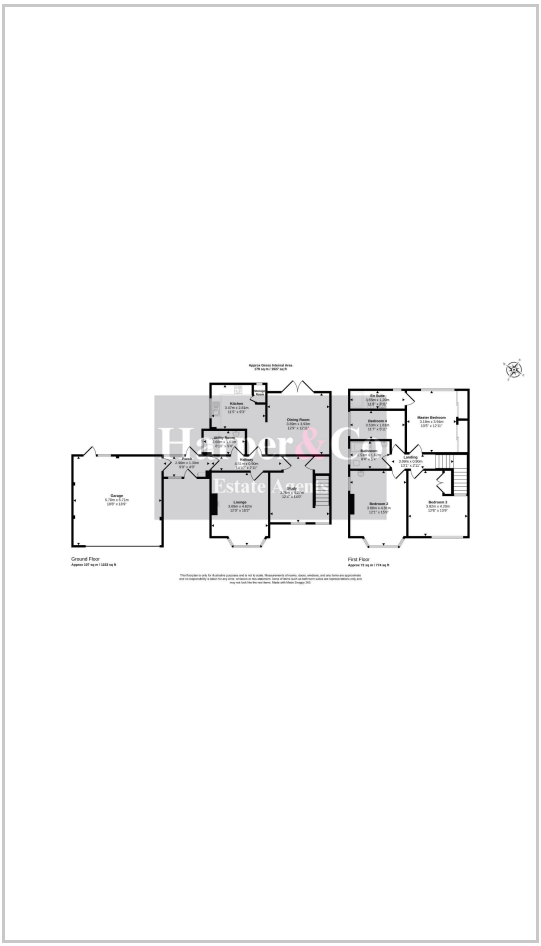
Money Laundering Notice

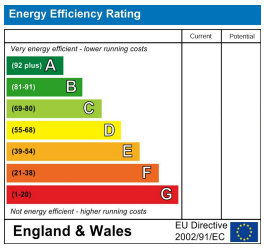
To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

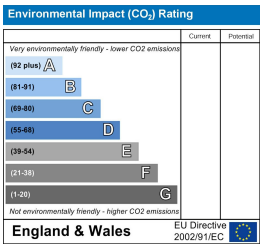
Area Map

Floor Plans



Energy Efficiency Graph





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