



The Green  
Wolviston

£750,000  
ENERGY RATING: TBC

Occupying a prime position overlooking the picturesque village green in the highly sought-after village of Wolviston, this exceptional Grade II listed farmhouse offers a rare opportunity to acquire a beautifully restored period home combining historic charm with contemporary living. Sympathetically extended and fully refurbished to an excellent standard, the property delivers substantial and versatile accommodation ideal for modern family life, all set within a generous south-facing plot. Energy Rating D. Council tax band F £3801.95pa.



- Grade II listed Farm House • 6 Double Bedrooms, 4 Reception Rooms • Prime Position Overlooking Village Green

Stepping inside, the property immediately impresses with its blend of character features and modern finishes, including traditional proportions, quality joinery, and tasteful décor throughout. The ground floor offers four well-proportioned reception rooms, providing exceptional flexibility for both formal entertaining and relaxed family living. These include a principal sitting room with an attractive outlook over the green, alongside additional living spaces that could serve as a dining room, family room, or home office depending on requirements. At the heart of the home lies a beautifully appointed fitted kitchen, thoughtfully designed with both practicality and style in mind, offering ample storage, quality work surfaces, and space for informal dining. The layout flows well for modern lifestyles while respecting the property's heritage. A useful cloakroom/WC completes the ground floor accommodation.

Upstairs, the property continues to impress with six generous double bedrooms, offering excellent space for growing families or those seeking guest accommodation and home working options. The principal bedroom is complemented by en-suite facilities, while the remaining bedrooms are served by two further well-appointed bathrooms, all finished to a high standard in keeping with the rest of the home.

Externally, the property enjoys a large, private south-facing garden, ideal for outdoor entertaining, family use, or simply enjoying the peaceful surroundings. The garden offers a high degree of privacy and is well suited to those seeking a balance between village living and outdoor space. Parking is well catered for via a double garage and carport providing

space for two vehicles, along with additional off-road parking.

Situated on The Green in the heart of Wolviston, the property benefits from a highly desirable village setting with a strong sense of community. The village offers a range of local amenities including a village pub, shops, and well-regarded schooling nearby. Excellent transport links provide convenient access to Billingham, Stockton-on-Tees, and the wider Teesside region, making it ideal for commuters whilst retaining a peaceful, semi-rural lifestyle.

### Entrance Hall

Traditional solid wood entrance door with light above, staircase to first floor, engineered oak flooring, coving and a radiator.

### Reception Room One 4.30m x 4.37m (14'1" x 14'4")

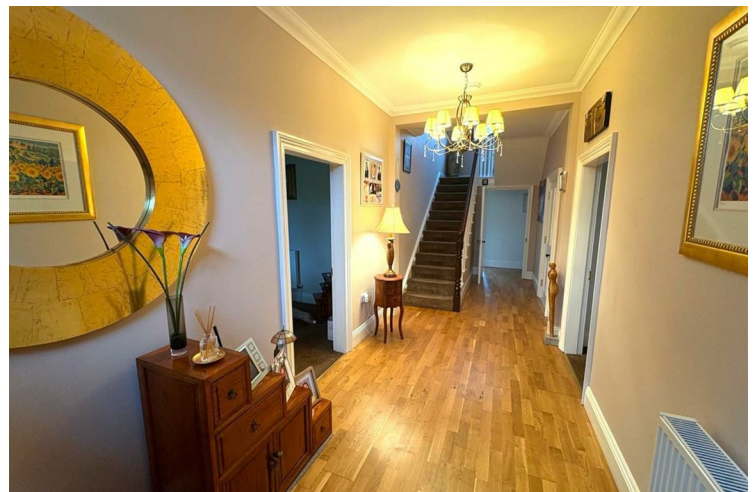
Front aspect handmade reproduction wooden double glazed sash window with pullout hidden shutters, granite feature fireplace with log burning stove, coving to ceiling and a radiator.

### Dining Room 4.35m x 4.37m (14'3" x 14'4")

Front aspect handmade reproduction wooden double glazed sash window with pullout hidden shutters, granite feature fireplace, coving to ceiling and a radiator.

### Cloaks/WC

Pedestal wash basin, low level WC, part tiled walls, tiled floor, extractor fan, coving and a modern column radiator with heated towel rail.



- Extended & Sympathetically Refurbished
- Three Bathrooms & Cloakroom/WC
- Modern Touches & Period Features

### **Reception Room Three 4.13m x 4.40m (max.) (13'6" x 14'5" (max.))**

Rear aspect handmade reproduction wooden double glazed sash window, brick feature fireplace with wooden mantle, stone hearth & a log burning stove, coving, radiator and a side aspect external door.

### **Kitchen/Breakfast Room 4.12m x 4.39m (13'6" x 14'4")**

Side aspect handmade reproduction wooden double glazed sash window, a range of cream base & wall units with granite worksurfaces & matching upstand incorporating a Belfast sink & mixer tap and a 5-ring gas hob. Central island with breakfast bar, two built-in Neff ovens, integrated dishwasher & fridge/freezer, space & plumbing for washing machine, engineered oak flooring, coving and a radiator.

### **Garden Room 3.59m x 6.46m (11'9" x 21'2")**

Two rear & one side aspect UPVC double glazed windows, rear aspect French doors opening to the garden, engineered oak flooring, coving and two radiators.

### **First Floor Landing**

Rear aspect handmade reproduction wooden double glazed sash window, spindle staircase and coving to ceiling.

### **Bedroom One 4.14m x 4.48m (max.) (13'6" x 14'8" (max.))**

Rear aspect handmade reproduction wooden double glazed

sash window, built-in wardrobes, coving and a radiator.

### **En-Suite**

Rear aspect handmade reproduction wooden double glazed sash window, corner enclosure with thermostatic mixer shower, pedestal wash basin, low level WC, part tiled walls, tiled floor, coving, extractor fan and a radiator.

### **Bedroom Two 4.38m x 4.37m (14'4" x 14'4")**

Front aspect handmade reproduction wooden double glazed sash window, built-in wardrobes, feature fireplace, coving and a radiator.

### **Bedroom Three 4.41m x 4.36m (14'5" x 14'3")**

Front aspect handmade reproduction wooden double glazed sash window, feature fireplace, coving and a radiator.

### **Bedroom Four 4.14m x 4.37m (13'6" x 14'4")**

Rear aspect handmade reproduction wooden double glazed sash window, a range of fitted wardrobes with matching dressing table, feature fireplace, coving and a radiator.

### **Family Bathroom**

Front aspect handmade reproduction wooden double glazed sash window, roll-top clawfoot bath with telephone mixer tap & showerhead, twin wash basins, part tiled walls, tiled floor, coving, extractor fan and a radiator.

### **Second Floor Landing**



- Large South Facing Private Garden • Double Garage & Carport for 2 cars • Energy Rating: D-67 • Council Tax Band: F £3801.95

### Bedroom Five 4.64m x 4.13m (15'2" x 13'6")

Three rear aspect Velux windows, fitted storage cupboards & shelves with matching desk, eaves storage, cupboard housing combi boiler, exposed beams and a radiator.

### Bedroom Six 3.62m x 4.07m (11'10" x 13'4")

Three rear aspect Velux windows, a range of fitted wardrobes, eaves storage and a radiator.

### Shower Room

Front aspect Velux window, corner shower cabin, pedestal wash basin, low level WC, part tiled walls, tiled floor, extractor fan, coving and radiator.

### Externally

There is a walled garden to the front of the property. A detached double garage to the side (5.58m x 6.13m) with remote controlled roller door, power & lighting and a side door to the garden. There is a carport to the front of the garage providing two further parking spaces. To the rear of the property is a large, private South facing garden, mostly lawned with large patio and access to the front from both sides.





## Additional Information

**Local Authority** - Stockton-on-Tees  
**Council Tax** - Band F  
**Viewings** - By Appointment Only

**Floor Area** - 2915.00 sq ft  
**Tenure** - Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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