



# SEAMER HILL FARM AND ANNEXE

Seamer TS9 5NQ



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A SUBSTANTIAL, FIVE BEDROOM FORMER FARMHOUSE AND ONE BEDROOM ANNEXE, LOCATED IN AN ELEVATED POSITION AT THE EDGE OF THE VILLAGE, WITH FAR REACHING VIEWS TO THE CLEVELAND HILLS

## Accommodation

Entrance Hall • Living Room • Dining Room • Study • Snug/Family Room  
Kitchen • Breakfast Room • Utility • Pantry • Luxurious Master Bedroom with  
En Suite Bathroom • Four Further Bedrooms • Family Bathroom

## Annexe

Living Room with Vaulted Ceiling • Open Plan Kitchen • Double Bedroom  
Shower Room

## Externally

Large Sweeping Gravelled Driveway • Gardens • Rear Courtyard Garden  
Small Orchard • Outbuildings • Double Gated Carports



**GSC GRAYS**

PROPERTY • ESTATES • LAND

26-28 High Street, Stokesley, North Yorkshire TS9 5DQ

Tel: 01642 710742

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[stokesley@gscgrays.co.uk](mailto:stokesley@gscgrays.co.uk)

## Offices also at:

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Tel: 01347 837100

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### Seamer Hill Farm

Seamer Hill Farm is an immaculately presented farmhouse with attached annexe, dating back to circa 1805. Full of character and maintained to an exceptional standard throughout, the property is located on the edge of Seamer Village with outstanding views towards the Cleveland Hills. With charming and highly specified accommodation extending to well over 3,000 square feet, offering both a formal and relaxed family space.

### Situation and Amenities

Seamer is a country hamlet with a village green, two churches, village pond and Kings Head public house. Residents here enjoy a semi-rural location with many stunning views, whilst benefiting from the close proximity to Stokesley. This nearby Georgian market town has stunning views of the Cleveland

Hills and is situated on the River Leven. The cobbled high street is bustling with individual shops, restaurants, public houses and cafes. In addition to a weekly market and a monthly farmers' market, Stokesley plays host to the annual agricultural show. The town also has a library, health centre, hotel, cricket and football pitches, golfing range, leisure centre with swimming pool, art society, film club and gardening club. Stokesley also offers primary and secondary schools and several churches.

Stokesley 3 miles, Northallerton 17.1 miles, Middlesbrough 10.1 miles, Darlington 19.5 miles, Yarm 6.2 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross,

Manchester and Edinburgh. International airports: Durham Tees Valley, Newcastle and Leeds Bradford.

### Accommodation

The large, open-plan kitchen and breakfast room area is an ideal family space, both warm and relaxing. The kitchen features a vaulted ceiling, giving a feeling of spaciousness and light, has a central island, oil-fired Aga and is full of high specification kitchen fittings for the modern home. There is also a pantry and utility room for those out of sight necessities.

The living room, with its central fireplace and doors out to the garden, is both large and flexible at nearly seven metres long. There is a less formal snug for those cosy nights in, along with an impressive separate dining room, perfect for family meals and entertaining.

A study meets the needs of those who work from home, while the lovely conservatory is an ideal space in which to relax and enjoy the gardens. A convenient cloakroom/w.c completes the ground floor accommodation.

To the first floor, the master bedroom suite, with its vaulted ceiling, built-in wardrobes and large en suite, feels luxurious. Four further bedrooms are complemented by a modern family bathroom.

The annexe accommodation has a large, open-plan living/kitchen with a modern range of units, vaulted ceilings and exposed beams and trusses. There is also a bedroom and shower room here, providing for the needs of guests and visiting family.

#### Externally

A large gravelled driveway gives ample parking for you and your guests, with a double enclosed car port providing secure parking or outside storage. Lawned and hedged gardens adjoin the property, whilst the courtyard garden, approached via an archway to the rear, provides the perfect spot for a morning coffee or alfresco dining. A small orchard to the front of the property gives further outdoor options and the views towards the Cleveland Hills are a particularly impressive vista.

#### Viewings

Strictly by appointment with GSC Grays of Stokesley. Telephone: 01642 710742.

#### Tenure

The property is believed to be freehold and offered with vacant possession on completion.

#### Local Authority

Hambleton District Council. Telephone: 01609 779 977. Band F.





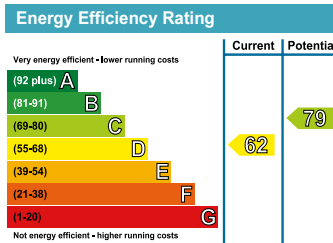
Ground Floor

## Seamer Hill Farm Seamer

Total area: approx. 361.0 sq. metres (3885.8 sq. feet)



First Floor



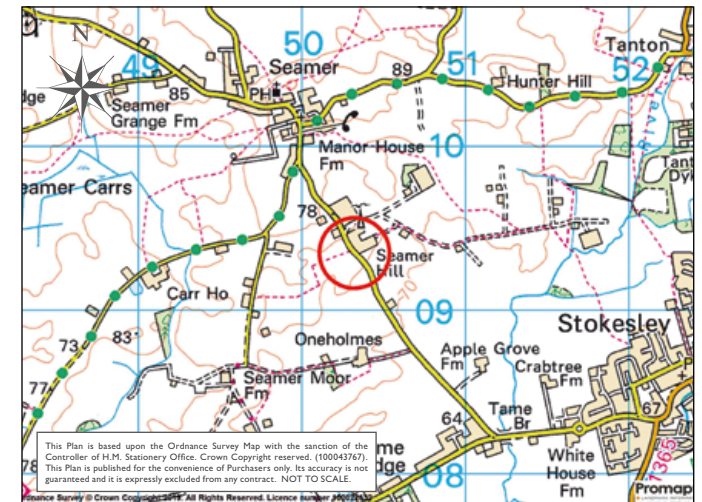
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Photographs taken: September 2019



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