



FINE & COUNTRY
Homes from Robinsons

GREENACRES THORPE ROAD
CARLTON | TS21 3LB

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Green Acres is a large property and an even bigger opportunity for an investor or a family looking to create their perfect forever home. With six acres of unspoilt grazing land, a ready-made stable block with five loose boxes and barns with further potential, it would especially suit owners with equestrian interest or those looking to live sustainably or in search of a smallholding.

In addition, it comes with planning permission to convert an existing large workshop into a generous second bungalow with its own dedicated entrance which would be perfect for a multi-generational family seeking to live together but independently.

Its location, between the villages of Carlton and Thorpe Thewles, offers the further advantage of being easily accessible, with the A19 just a few miles away offering routes to urban centres north and south, whilst also being surrounded by countryside, walks and riding and cycling routes.

All in all, it is a property with enormous prospects, as well as offering an existing family home of over 2,700sq ft.

The bungalow has four bedrooms and two bathrooms, two large reception rooms and a kitchen diner and utility space. It comes with an attached double garage with a good size office space at the back overlooking the garden, which is ideal for home-based working.

The kitchen is a large space with plenty of room for a good-size dining table as well as having plenty of units and integrated appliances and an American-style fridge freezer. An inner hall offers access to a sunny outdoor patio area.

The living room has a large bay window facing the front and a stove set in a feature fireplace. The second reception room is a dining room and is large enough to offer a further sitting area.

Two of the bedrooms have built-in wardrobes and the master has French doors opening out to the garden and its own direct access into the large, modern bathroom. There is a further shower room also with contemporary tiling.











CONTINUED:-

The property enjoys a private setting and is approached through an attractive entrance with electric gates leading to a large concrete parking area and the double garage. There is a security camera system for additional peace of mind. Sixteen solar panels on the garage roof generate energy and provide an annual return.

As well as the land, the property has an attractive established garden with lawns and pretty planted borders with a boundary of mature trees. The views are across open countryside.

AGENTS NOTES:-

- * Upvc Double glazed throughout
- * Oil fired central heating via radiators
- * 2 x Septic tank sewerage systems
- * 16 x Solar panels fitted giving an annual return
- * Camera security system
- * 2 x Sets of electric gates
- * Stockton Council Planning ref for conversion of Workshop 20/0700/PAPA

VIEWINGS:-

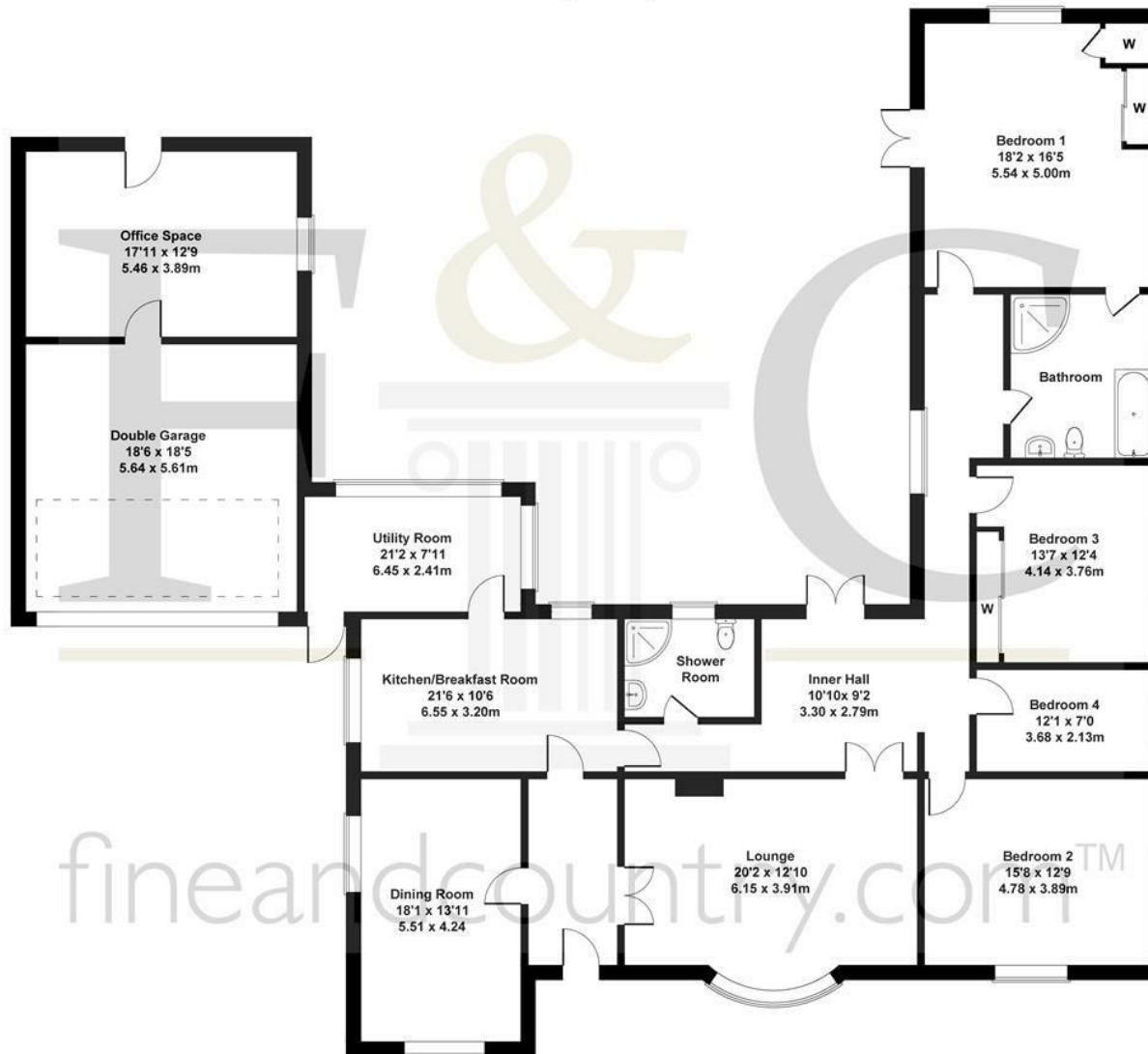
Strictly by appointment only.

Via Fine & Country

Tel:- 01740 645444

Green Acres

Approximate Gross Internal Area
2726 sq ft - 253 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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