

ORMESBY MANOR HOUSE AND COTTAGE, CHURCH LANE, ORMESBY, MIDDLESBROUGH, TS7 9AU



- ▲ Iconic Edwardian Residence
- ▲ Approximately 0.69 Acres of Landscaped Gardens
- ▲ Retaining Much of its Charm & Character & Has Been Lovingly Restored & Kept by the Current Owners with No Expense Spared
- ▲ Built in Approximately 1904 & Registered Under the Town & Country Planning Act as Having Special Architectural Value
- ▲ Sweeping Driveway Leading to 50ft Garage
- ▲ Integral Three Bedroom Cottage That Can Produce a Rental Income of Approximately £650 PCM
- ▲ Three Grand Reception Rooms Enjoying Fabulous Views Over the Landscaped Gardens
- ▲ Nine Spacious Bedrooms Including the Cottage
- ▲ Grand Entrance Hall/Study with Original Sweeping Oak Staircase Leading to Gallery Landing
- ▲ Original Arched Oak Entrance Door with Stone Surround

£925,000

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Rarely do you see such an iconic residence for sale on the open market. Ormesby Manor House and Cottage dates back to 1904 and is referred to by the Town & Country Planning Act as having a special architectural value. Having been occupied by the current owners for many years, they have gracefully refurbished and preserved this Edwardian residence that offers accommodation of approximately 6,975 sq. ft and is set in approximately 0.69 acres of landscaped gardens with sweeping driveway that leads to a 50ft garage. Our particular favourite feature of this stunning home is the three grand reception rooms that enjoy fabulous views over the private lawned gardens, along with the hall/study with a fabulous original oak staircase. The property is entered via the original arched oak entrance door with stone surround and briefly comprises hallway leading to the sitting room and study/inner hall with original oak staircase, living room and dining/drawing room, cloakroom/WC, inner passage with bespoke bar, kitchen breakfast room, utility room, laundry room and additional storage with WC. To the first floor there are four bedrooms, three with fabulous views over the landscaped gardens along with a large galleried landing, bathroom and shower room. A staircase offers access to the second floor with a further two bedrooms, one with a dressing room and modern bathroom. There is also ample storage located to this area in the spacious loft. Separate access is granted from the external to the three bedroom cottage which comprises an entrance hall, kitchen, utility area, living room, three first floor bedrooms and a bathroom. This separate annex has the potential to create an income of approximately £650 per calendar month. Externally the property offers private landscaped gardens which can be enjoyed from a 27ft garden room which is attached to the property and is entered externally or through the garage. The sweeping driveway offers ample parking and leads to a 50ft attached garage. A beautiful wooden framed greenhouse/potting shed is located at the rear of the garden and paths follow through the sweeping lawned areas with an array of planted borders. This stunning property really needs to be seen to be appreciated but is strictly viewing through our Nunthorpe Office on 01642 955625.

GROUND FLOOR

ENTRANCE HALL

Accessed via the large original oak door with stone surround. The hallway can also give private access into the annex but can additionally be locked off for security.

SITTING ROOM - 4.3m (14'1") (max) x 6.43m (21'1") (max)

INNER HALL/STUDY - 3.58m x 5.97m (11'9" x 19'7")

With original oak staircase to the first floor.

LIVING ROOM - 4.52m x 5.77m (14'10" x 18'11")

With French doors onto the front patio.

DINING/DRAWING ROOM - 6.25m (max) x 4.47m (20'6" (max) x 14'8")

20'6 (max) x 14'8

CLOAKROOM - 1.85m x 4.52m (6'1" x 14'10")

With cloakroom/WC.

BAR AREA

With bespoke bar and external door to the rear garden.

KITCHEN BREAKFAST ROOM - 6.65m x 4.7m (21'10" x 15'5")

UTILITY ROOM - 3.58m x 3.86m (11'9" x 12'8")

LAUNDRY ROOM - 3m x 2.67m (9'10" x 8'9")

PASSAGEWAY - With external door to the rear elevation and leads to additional storage with WC.

GARDEN ROOM - 8.23m x 2.64m (27' x 8'8")

With access from the garage.

FIRST FLOOR

LARGE GALLERIED LANDING

With access to the cottage which can be locked off for security if being used to rent out. Staircase leading to the second floor.

BEDROOM ONE - 2.77m x 4.45m (9'1" x 14'7")

BEDROOM TWO - 3.38m x 5.9m (11'1" x 19'4")

BEDROOM THREE - 4.52m x 4.72m (14'10" x 15'6")

BEDROOM FOUR - 4.52m (max) x 4.52m (14'10" (max) x 14'10")

BATHROOM

SEPARATE SHOWER ROOM

SECOND FLOOR

BEDROOM FIVE - 3.3m (max) x 4.47m (10'10" (max) x 14'8")

BEDROOM SIX - 3.73m x 5.3m (12'3" x 17'5")

With access to dressing room.

DRESSING ROOM - 3.73m x 2.64m (12'3" x 8'8")

LARGE MODERN BATHROOM

With access to

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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CHURCH LANE, TS7 9AU

LARGE LOFT AREA

ORMESBY HOUSE COTTAGE

ACCOMMODATION

INNER HALLWAY - 2.03m x 1.45m (6'8" x 4'9")

With utility space.

KITCHEN - 1.88m x 2.67m (6'2" x 8'9")

COTTAGE LIVING ROOM - 4.24m x 4.42m (13'11" x 14'6")

With separate access into the main house.

COTTAGE FIRST FLOOR

LANDING

With access into the main landing of the house.

COTTAGE BEDROOM ONE - 4.24m x 4.2m (13'11" x 13'9")

COTTAGE BEDROOM THREE - 3.53m x 2.1m (11'7" x 6'11")

COTTAGE BEDROOM TWO - 4.2m x 3.38m (13'9" x 11'1")

FAMILY BATHROOM

EXTERNALLY

GARDENS & PARKING

The property is access via a large sweeping driveway offering ample parking space and giving access to the rear courtyard and garage. The properties have been lovingly landscaped and offer a large array of planted borders and large lawned areas, ideal for entertaining. There are additional patio areas and an abundance of mature trees and shrub borders. A large wooden framed greenhouse and potting shed is located to the rear of the garden and there is a rear cobbled courtyard.

GARAGE - 6.63m x 15.2m (21'9" x 49'10")

With two entrance doors and internal door to the garden room.

AGENTS REF: - DP/LS/NUN210209/21042021

Council Tax Band: G **Tenure:** Freehold

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Church Lane Ormesby

Ground Floor

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First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Michael Poole by Vue3sixty Ltd

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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