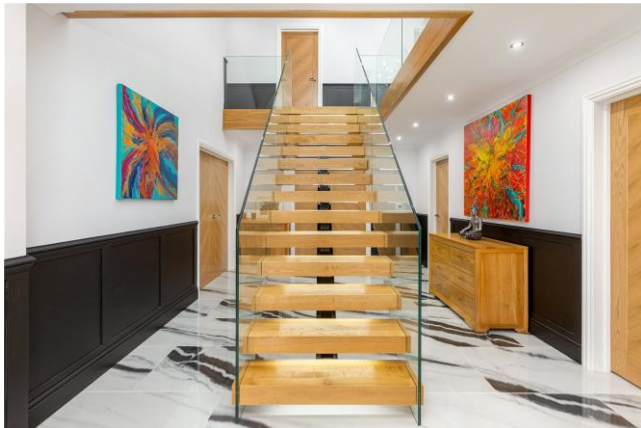




Serenity Rise is an outstanding, individually designed five bedroom residence offering substantial accommodation extending to over 4,200 sq. ft and occupying an extensive plot of 0.41 acres, bordering picturesque open countryside at the edge of the sought after village of Hutton Rudby. Briefly comprises; reception hall, cloakroom/WC, lounge, open plan sitting area, kitchen/dining area, family/entertainment room, pool room with heated swimming pool and utility room. On the first floor there are five double bedrooms with two having dressing rooms, while with four have en-suite shower rooms and there is a family bathroom. Externally there are delightful gardens to front, side and rear, together with an extensive gravelled driveway and double garage. In addition, there is a purpose built leisure annexe with hot tub area and sauna, gym, garden room and store. The property has an electric heating system with underfloor heating to the ground floor, 26 individual solar panels, double glazing and offers attractive decor and high quality fittings throughout. The property is situated on Blue Barn Lane at the edge of Hutton Rudby village which offers a range of amenities including a village shop with post office and petrol station, junior school, public houses, and doctors' surgery. The market towns of Stokesley and Yarm are accessible, as are transport links via the A19 road network.





GROUND FLOOR

RECEPTION HALL - With entrance door, coved ceiling, downlighting and attractive half height wood panelling to the walls. A bespoke central oak and glass staircase leads to the first floor.

CLOAKROOM/WC - Wash hand basin in vanity unit and semi-recessed low level WC. Chrome effect heated towel rail, double glazed window and downlighting.

LOUNGE - 4.55m x 4.42m (14'11" x 14'6")

Spacious reception room with double glazed window, downlighting and double doors returning to the reception hall.

SITTING AREA - 7.82m x 4.04m (25'8" x 13'3")

Spacious open plan area with central partition having shelving and feature bioethanol fire. There are five double glazed windows to the front and side elevations, bi-folding side access doors and an attractive tiled floor. Open directly to ...

KITCHEN/DINING AREA - 7.85m x 5.08m (25'9" x 16'8")

Offering a comprehensive range of high quality wall and floor units with Quartz worktops incorporating an under mounted one and a half bowl sink unit with instant hot water tap. Built-in Neff hide and slide oven with convection/microwave oven, warming drawer and induction hob. Full height integrated fridge and freezer, built in dishwasher and wine cooler. Fitted island unit with breakfast bar, double glazed French doors and bi-folding doors opening to the rear garden.

FAMILY/ENTERTAINMENT ROOM - 7.2m x 4.2m (23'7" x 13'9")

With fitted units in bar area, having Quartz worktops and in addition there is a built-in dining/breakfast table. Half height wall panelling, downlighting and double glazed window. Two sets of bi-folding doors open to ...

POOL ROOM - 8.08m x 4.9m (26'6" x 16'1")

Housing a 19'0 x 11'0 heated swimming pool with cover, tiled floor, ceiling spotlights, six double glazed windows and bi-folding doors opening to the garden.

UTILITY ROOM - 5.13m x 2.26m (16'10" x 7'5")

Fitted units with a one and a half bowl sink unit with mixer taps. Integrated washing machine and tumble dryer, tiled floor, internal door to the double garage and access door to the side.

FIRST FLOOR

LANDING - With half height panelling to the walls, attractive glass balustrade, automated downlighting, coved ceiling, hatch to loft and walk-in boiler room.

MASTER BEDROOM - 7.21m x 3.66m (23'8" x 12')

Radiator, double glazed window, and double glazed French doors to balcony with glass and chrome balustrade, paved seating area and panoramic views of the surrounding countryside.

DRESSING ROOM ONE - 4.62m x 4.55m (15'2" x 14'11")

Fitted with a comprehensive range of fitted wardrobes. Radiator and Velux roof window.

EN-SUITE SHOWER ROOM ONE - 2.92m x 2.72m (9'7" x 8'11")

Double shower enclosure with handheld and overhead showers, wash hand basin in vanity unit and semi-recessed low level WC. Chrome effect heated towel rail, downlighting and Velux roof window.

BEDROOM TWO - 5.72m x 4.24m (18'9" x 13'11")

Radiator, two Velux roof windows and downlighting.

DRESSING ROOM TWO - 3.53m x 3.15m (11'7" x 10'4")

Fitted wardrobes, radiator and downlighting.

EN-SUITE SHOWER ROOM TWO - 2.92m x 1.47m (9'7" x 4'10")

Double shower enclosure with handheld and overhead showers, wash hand basin in vanity unit and semi-recessed low level WC. Chrome effect heated towel rail, downlighting and Velux roof window.

BEDROOM THREE - 6.8m (22'4") reducing to 4.9m (16'1") x 3.56m (11'8")

Radiator and double glazed window.



EN-SUITE SHOWER ROOM THREE - 2.2m x 1.78m (7'3" x 5'10")

Shower enclosure with handheld and overhead showers, wash hand basin in vanity unit and semi-recessed low level WC. Chrome effect heated towel rail, downlighting and Velux roof window.

BEDROOM FOUR - 5.72m (18'9") reducing to 3.86m (12'8") x 3.56m (11'8")

Radiator and two double glazed windows.

EN-SUITE SHOWER ROOM FOUR - 1.93m x 1.78m (6'4" x 5'10")

Shower enclosure with handheld and overhead showers, wash hand basin in vanity unit and semi-recessed low level WC. Chrome effect heated towel rail, downlighting and Velux roof window.

BEDROOM FIVE - 3.68m x 3.53m (12'1" x 11'7")

Radiator and double glazed window.

BATHROOM - 3.02m x 2.57m (9'11" x 8'5")

Corner bath with wash hand basin in vanity unit and semi-recessed low level WC. Shower enclosure with handheld and overhead showers, double glazed window, chrome effect heated towel rail and downlighting.

EXTERNALLY

GARDENS & PARKING - The property occupies a plot extending to 0.41 acre and is accessed via double electric gates and leads to an extensive gravelled parking area with space for a number of vehicles and in addition there is a lawned area with raised shrub beds and hedged boundary. The gravelled area leads on to the double garage. There is an extensive rear garden which is mainly laid to lawn with a generous paved patio area ideal for outdoor entertaining and enjoying stunning views over surrounding countryside. The lawns continue to the side where there is also a greenhouse and garden shed.

DOUBLE GARAGE - 6.73m (22'1") x 5.94m (19'6") reducing to 5.13m (16'10")

With electric roller door, solar panning controls, power points and lighting.

LEISURE ANNEXE

The property also provides a purpose built leisure annexe comprising;

HOT TUB/ SAUNA ROOM - 3.96m x 3.56m (13' x 11'8")

With double glazed windows and double access doors. Built-in Sauna.

LOBBY - Leading to ...

GYM - 3.56m x 2.06m (11'8" x 6'9")

With double glazed access doors.

GARDEN ROOM - 3.8m x 3.56m (12'6" x 11'8")

With double glazed access doors.

GARDEN STORE - Built in store with double access doors.

TENURE - FREEHOLD

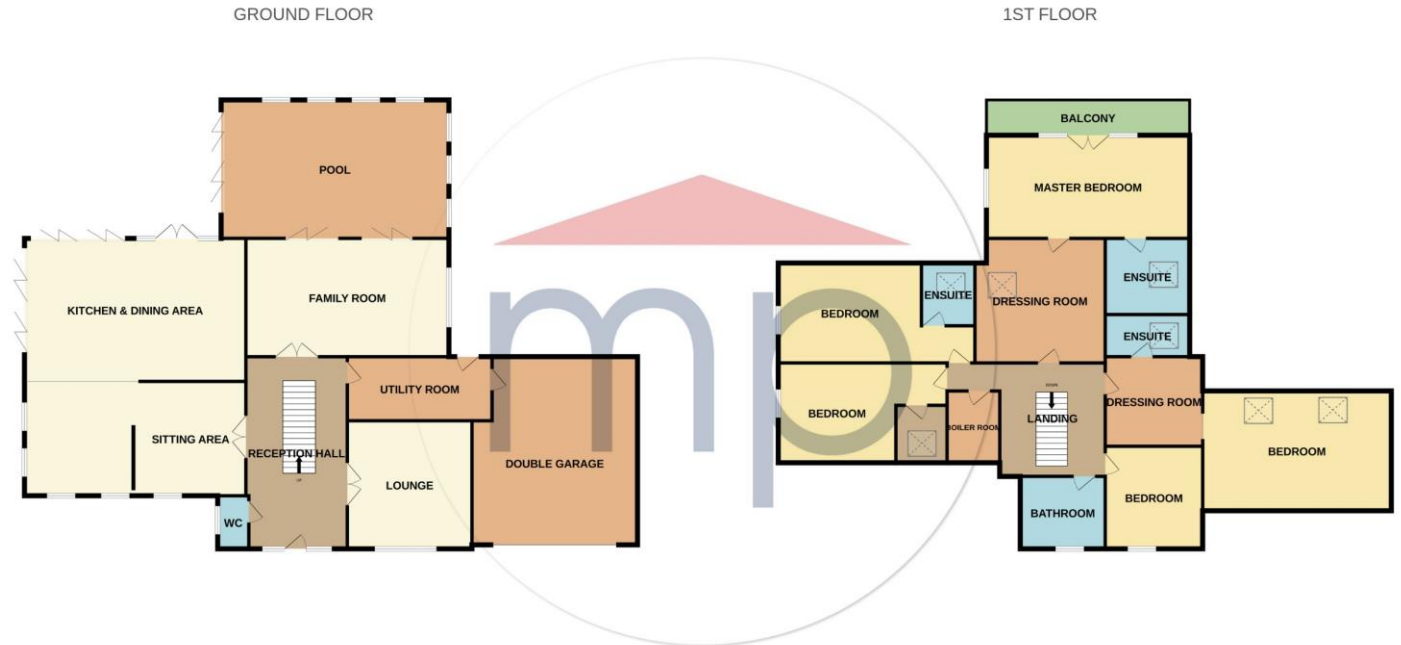
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VIEWING: By appointment through our Yarm office on Tel: 01642
788878



Serenity Rise, Blue Barn Lane, Hutton Rudby, Yarm, TS15 0JG



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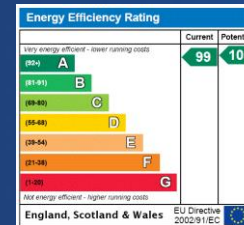
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