



Overbeck East, Stokesley Road, Guisborough

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# Overbeck East Stokesley Road Guisborough Cleveland TS14 8DL

A distinctive Victorian attached family home with attractive period features, now in need of some modernisation close to amenities and open countryside

Guisborough central 0.9 miles, Great Ayton train station 5 miles (London Kings Cross 3 hours 55 minutes), Middlesbrough 8.7 miles, Whitby 23 miles, A1(M) Jct 57 28.5 miles, Harrogate 49.6 miles, York 51 miles, Newcastle International Airport 55.7 miles

Porch | Reception hall | Sitting room | Family room | Dining room | Kitchen/breakfast room  
Utility | Cloakroom | 6 Bedrooms | Office  
Family bathroom | 2 Cellar rooms

Detached games room with kitchenette & cloakroom

Outbuilding | Garage | Garden | EPC rating E

## The property

Forming part of an important Victorian mansion and believed to date to 1877, the original house was divided into two handsome adjoining properties in 1958. Period features have been retained, with Overbeck East providing 3,321 sq. ft of well-proportioned, versatile, and characterful accommodation arranged over three floors, whilst also offering the potential for further enhancement. Attractive Minton tiling is showcased in the vestibule, dining room and across the flooring of the adjoining kitchen, where the fitting of a range of contemporary cabinetry, including an island unit, is close to completion. The ground floor also provides a family room and an adjacent charming sitting room featuring a wall of exposed brickwork and a decorative fireplace.

The roomy landing on the first floor gives access to three bedrooms and a family bathroom, with a second staircase rising to the top of the house which comprises three further bedrooms and a useful office space.

A detached outbuilding currently used as a games room, but with the benefit of a kitchen area and cloakroom facility provides options for use as secondary accommodation to the main house, ideal for a dependant relative or for an additional income stream. The property has two storage areas at below ground level which are reached via a stairway from the reception hall and offer an excellent wine cellar.

## Outside

A lane from Stokesley Road has a bridge which traverses Hutton Beck and leads on to the Overbeck properties, including a private walled access driveway to Overbeck East. The grounds are lawned with several versatile outbuildings and sheltered areas to sit with the property also having the benefit of a garage and hardstanding for parking multiple vehicles.

## Location

Overbeck East is situated on the western fringes of the market town of Guisborough, which lies on the edge of the stunning North York Moors National Park offering opportunities for walking, cycling and horse-riding. The town offers a wealth of amenities including shopping for everyday needs, supermarkets, cafés, restaurants, and public houses, along with leisure centres, sports clubs, and primary schooling. Nearby Middlesbrough provides a more comprehensive range of shopping, leisure and recreational facilities and communications links are excellent with easy access to the A66(M) and A1(M) and train services from Great Ayton and Nunthorpe. The picturesque coastal town of Whitby is within reach as are the coastal destinations of Sandsend and Saltburn-by-Sea. Well-regarded independent schooling includes Teesside High, Yarm, and Red House Schools.

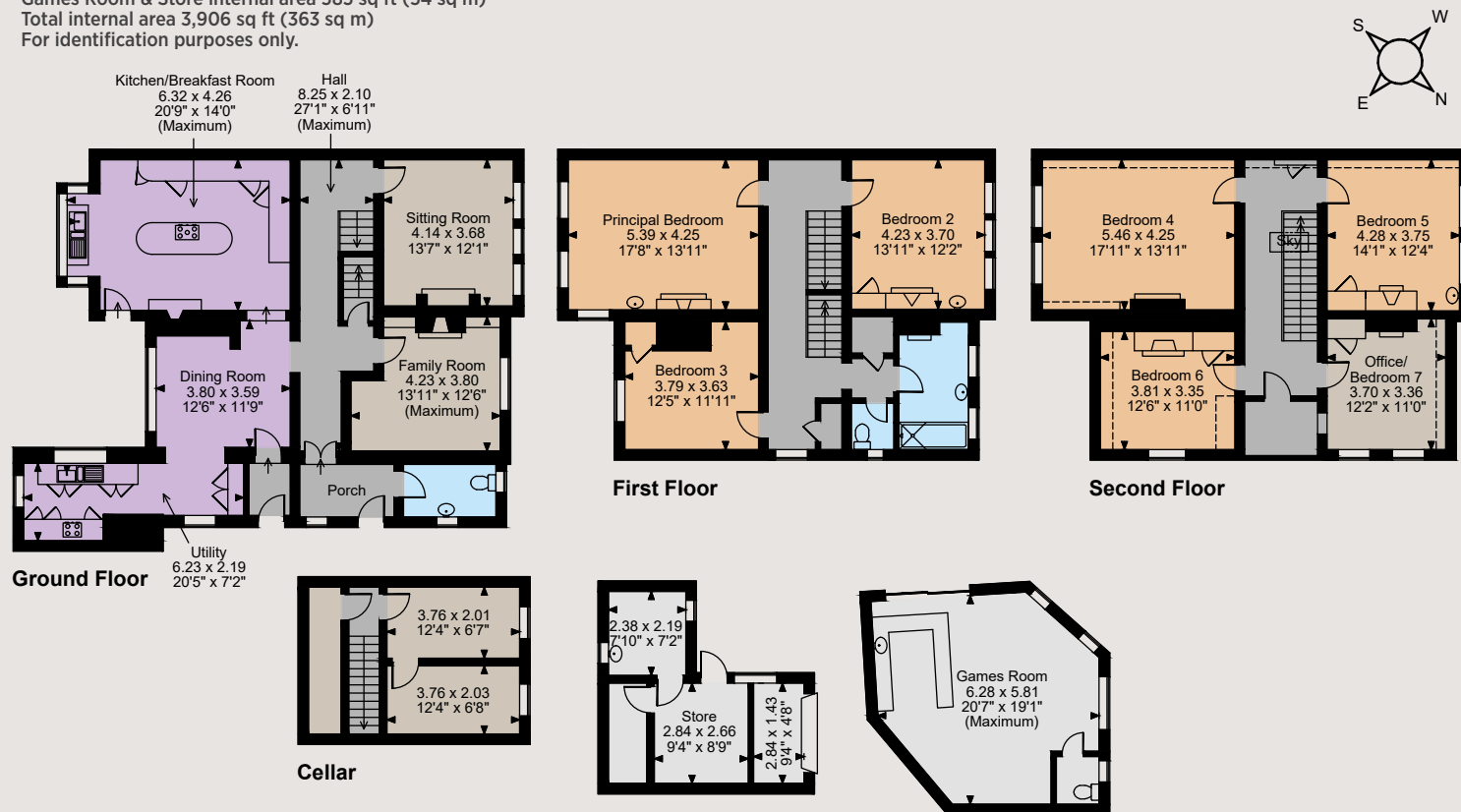








Overbeck East, Stokesley Road, Guisborough  
Main House internal area 3,321 sq ft (309 sq m)  
Games Room & Store internal area 585 sq ft (54 sq m)  
Total internal area 3,906 sq ft (363 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From the A172, follow the road into Stokesley and at the roundabout take the exit to join the A173. Continue through Great Ayton and after a further 3 miles turn right to join Stokesley Road. After approximately 1 mile, the entrance lane to the property will be found on the right. Two For Sale boards will direct you to the property.

## General

**Local Authority:** Redcar & Cleveland

**Services:** Mains electricity, gas, water & drainage.

**Council Tax:** Band G

**Tenure:** Freehold

**Price:** Offers over £425,000

## Harrogate

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