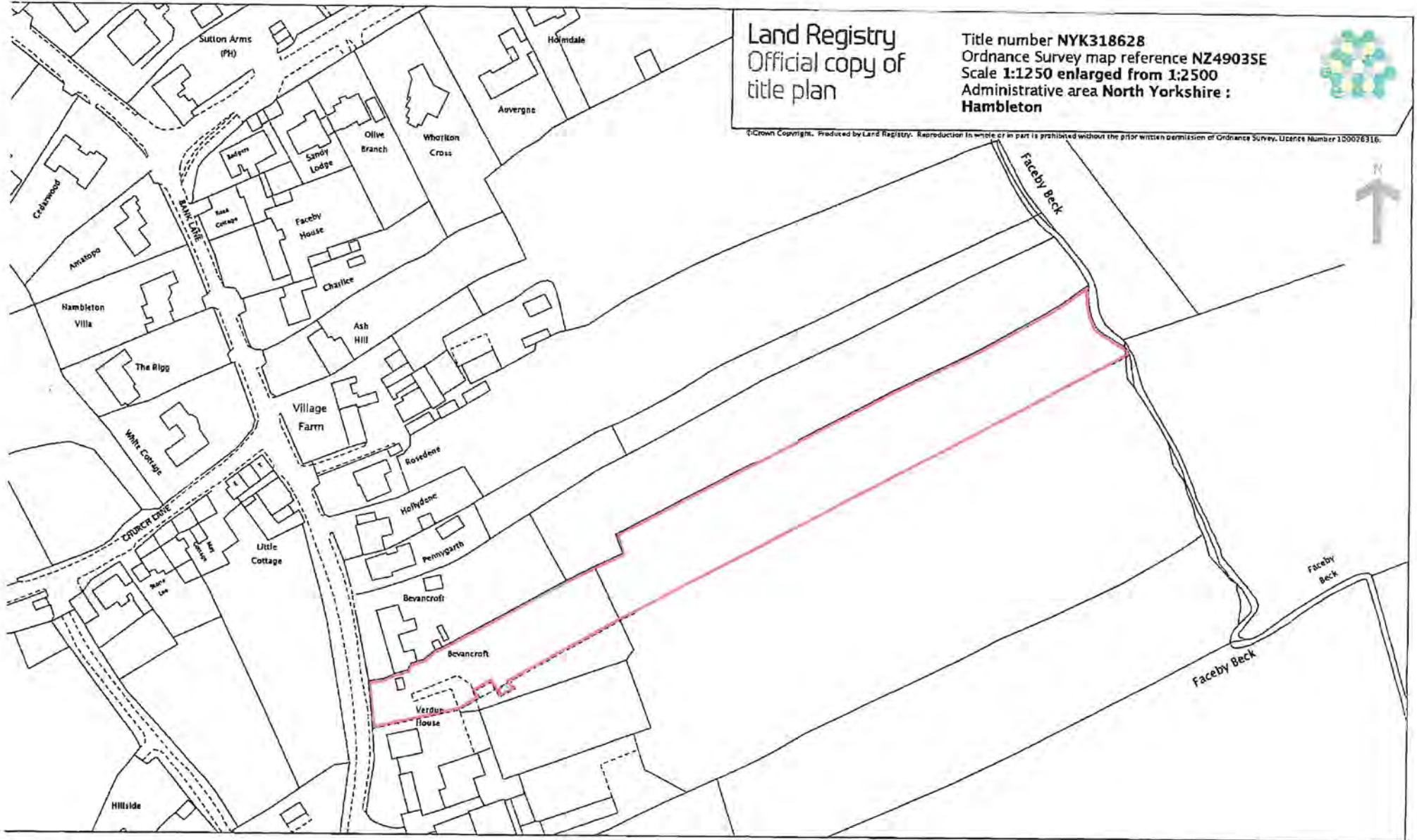


Additional info



This official copy is incomplete without the preceding notes page.

01 APR 2013

NYMNP4

Our Ref: MDLSP99253228/24.1
20 March 2019

Mr Brian Parrish
House on the Hill
Faceby
Middlesbrough
TS9 7BW



Dear Mr and Mrs Parish

Re: House on the Hill Faceby, Middlesbrough, TS9 7BW

It was a pleasure to meet you and Linda at your stunning home at Faceby.

Please note that I have not carried out a detailed survey, and in order to formulate this marketing advice, I have viewed the property from the perspective of a potential purchaser.

Because of the uniqueness of this property, there is little comparable evidence. However, considering current market trends and the good buyer confidence that we are experiencing, I believe that the value of the property would fall between £650,000 - £700,000.

I would recommend that the property be marketed as a guide price of £700,000 with proceedable offers within 10% given consideration.

Many thanks for considering Hunters.

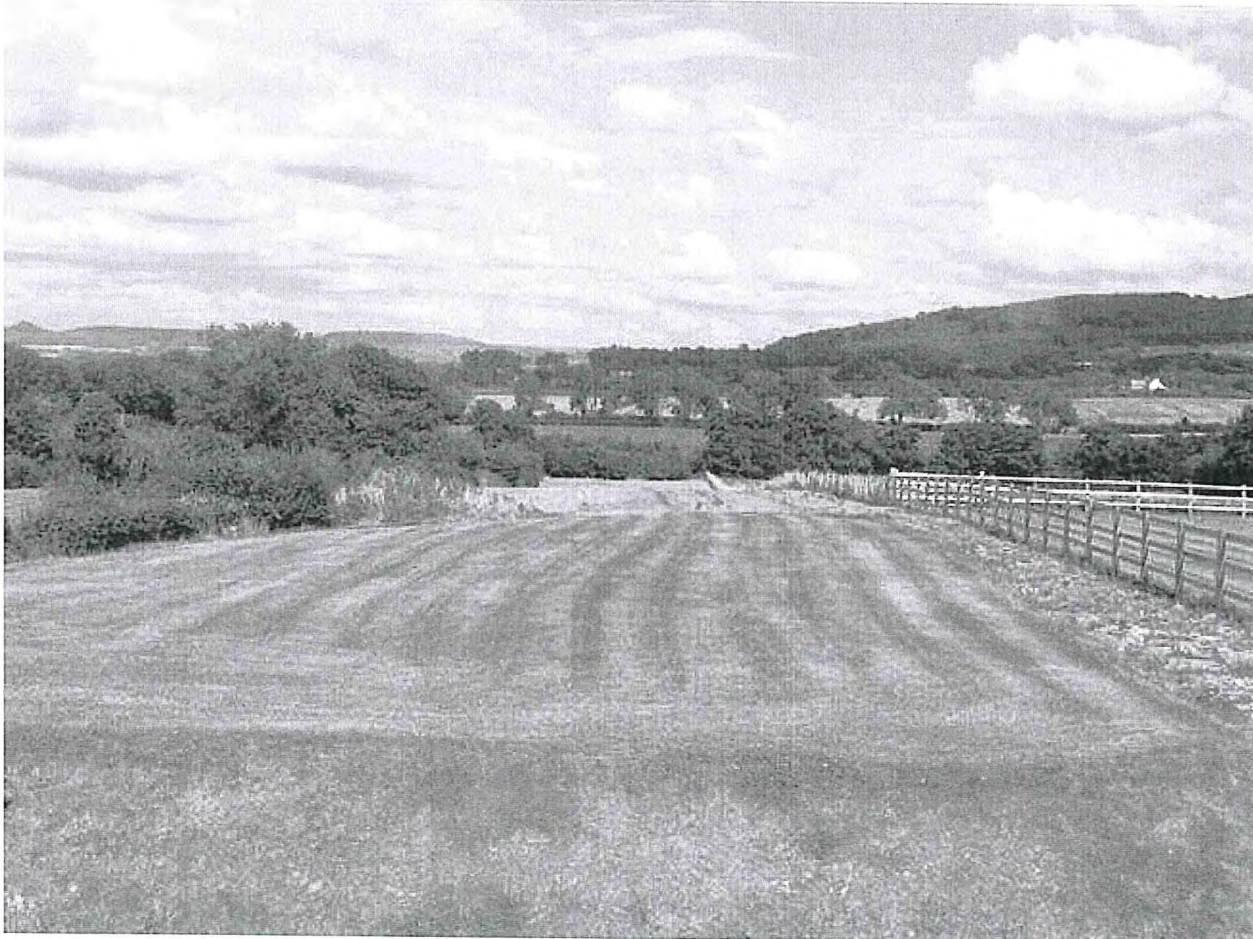
Yours sincerely

David Badger
Senior Valuer

5 Bedroom Detached House For Sale

Guide Price £570,000

Estimate your mortgage payments



Property Description

Substantial residence located within the beautiful North Yorkshire village of Faceby, beautifully presented throughout this impressive property offers spacious and light-filled rooms throughout. The quiet village of Faceby ensures that the drive to the property is filled with beautiful scenes of open countryside, with one of the most spectacular views available direct from the rear of the property itself. With open fields and the Cleveland Hills in the back drop, the positioning of this generous property ensures almost every room comes complete with a view. Subject to a residential occupancy, please contact the branch for further details.

Contact branch for relevant Energy Performance Certificate



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Faceby, TS9

Ground Floor Accommodation 0m X 0m

Entrance Hall 0m X 0m

Spacious entrance hall with oak flooring and solid oak Lowe & Simpson staircase to the first floor. With windows to the side aspect, double cloaks cupboard, and doors leading to living room, dining room, wet room & kitchen dining room.

Living Room 4.15m X 6.03m

Substantial living room with dual aspects windows and French doors providing a wealth of light. With feature Adams style fireplace with marble surround and gas fire.

Dining Room 3.12m X 3.47m

Light-filled dining room with large window to the front aspect.

Wet Room 0m X 0m

Spacious four piece suite including floating WC, thermostatically controlled shower, floating bidet and feature wall mounted glass bowl hand wash basin with vanity unit. With chrome heated towel radiator.

Kitchen Breakfast 0m X 0m

Substantial kitchen and dining area, fitted with a wide range of bespoke wall and base units complete with beautiful granite worktops. With double Aga, and windows to two aspects, opening through to

Family Room 0m X 0m

With vaulted ceiling, windows and doors to two aspects, this generous, light-filled family room is perfect for entertaining. With feature remote controlled gas fire creating a warming focal point.

Utility 0m X 0m

Located just off the kitchen, fully fitted with a good range of wall and base units, with Flavel cooking range, space and plumbing for white goods and side courtesy door. With fully boarded loft space.

Pantry 0m X 0m

Excellent shelved space ideal for all cooking essentials.

First Floor Accommodation 0m X 0m

Landing 0m X 0m

Spacious landing with doors to all first floor rooms. Stairs leading to the second floor.

Master Bedroom 0m X 0m

Spacious master suite with impressive vaulted ceiling, situated at the rear of the property providing unspoilt countryside views. With fitted bedroom furniture and walk-in storage cupboard providing hanging rails and light, with door leading to

En-Suite 0m X 0m

Generous en-suite bathroom, finished to an extremely high standard, with double ended, step-up bath, double walk-in shower unit, WC and bidet, with hand basin complete with vanity unit. Fully tiled, with oak flooring and chrome, heated towel radiator.

Bedroom Two 0m X 0m

Spacious double bedroom with views to the front aspect

Bedroom Three 0m X 0m

Good sized double bathroom with window to the front aspect.

Bathroom 0m X 0m

Generous family bathroom with large double shower unit, corner bath, WC and hand wash basin. With chrome heated towel radiator and oak flooring.

Second Floor Accommodation 0m X 0m

Bedroom Four 0m X 0m

Spacious bedroom with two Velux windows, with door to

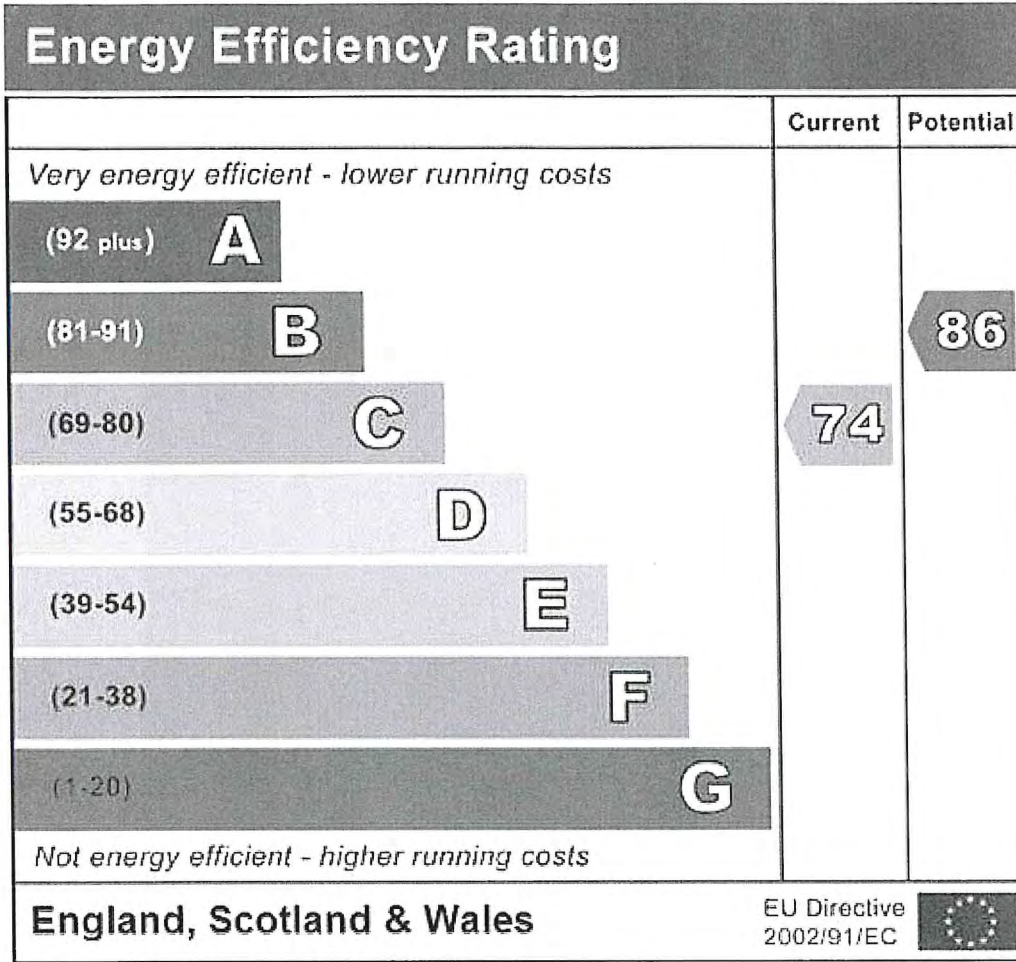
En-Suite 0m X 0m

Beautifully finished en-suite comprising of hand basin with vanity bowl, WC and large double shower. Fully tiled with chrome heated towel radiator.

External 0m X 0m

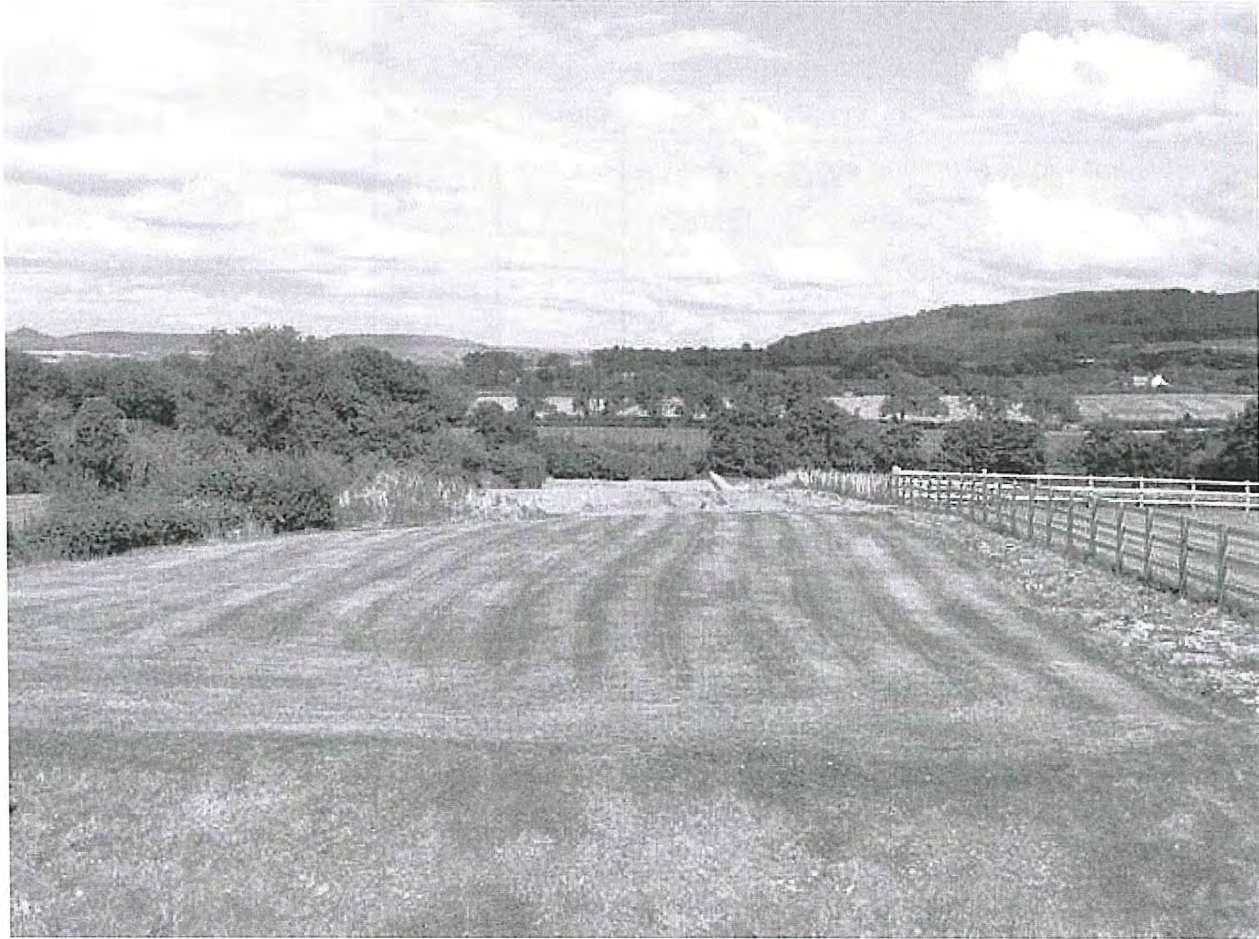
Situated upon generous grounds, the front aspect provides a lawn area with pretty flowers and shrubs, with gravelled driveway extending up and past the property leading to a double garage complete with light and power. The rear comprises of raised patio area ideal for outside entertaining, with inset hot tub and private trellises. With further lawn.

Energy Performance Certificates (EPCs)



Energy Performance Certificate (PDF) [[link:https://www.epcregister.com/searchReport.html?rrn=0567-2823-7499-9101-5565](https://www.epcregister.com/searchReport.html?rrn=0567-2823-7499-9101-5565)]

Estimate Your Monthly Mortgage Payments For



Faceby, TS9 Guide Price £570,000 Approximate monthly repayment

£2,374 pcm*

Deposit amount

[link:#]

Interest rate

[link:#]

Repayment term

[link:#]

£ 57,000

% 2.7

years 25

Countrywide Mortgage Services can help you

Live chat opening hours are 9am until 5.30pm Monday to Friday

*

Mortgage lenders have their own affordability criteria. That's why it's important that you speak to one of our Mortgage and Protection Consultants from Countrywide Mortgage Services. They will be able to give you information, talk you through your mortgage and protection needs and find the best products for you, using a wide range of lenders and its insurance partners.

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