



**The School House** The School House, Upleatham Village, TS11 8AG

**£950,000**

Welcome to The School House. An exceptional 4-bedroom country residence in the heart of Upleatham Village, showcasing a breathtaking Laura Ashley open-plan kitchen, elegant reception spaces and commanding open countryside views from its beautifully tiered gardens.



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A once in a lifetime opportunity to acquire this truly stunning family home which has been lovingly restored with no expense spared. Built in 1871, The School House is a Grade II Listed, 4-bedroom, truly outstanding country home that effortlessly combines refined design with modern family living. Remodelled and refurbished to an exacting standard, this is a property where quality is evident at every turn and no expense has been spared.

At the heart of the home lies a spectacular Laura Ashley open-plan social kitchen and dining space, a genuine statement room designed for both everyday living and entertaining on a grand scale. With two substantial islands, elegant cabinetry and generous dining space, it delivers both presence and practicality in equal measure. A separate utility room and ground floor W/C add further convenience.

The ground floor also offers a beautifully presented living room and an exceptional Sun Room to the rear, flooded with natural light and perfectly positioned to frame uninterrupted views across the landscaped garden and the rolling countryside beyond. This is a space to unwind, entertain and truly appreciate the setting.

Externally, the rear garden has been thoughtfully landscaped across tiers, with a balcony terrace providing an elevated vantage point over open fields. Steps lead down to a lawned garden area, creating distinct spaces for relaxation, play and entertaining, all against a stunning rural backdrop.

Upstairs, four generous bedrooms provide versatile accommodation. One room is currently arranged as a sauna room, offering a luxurious retreat, yet can easily be reinstated as a bedroom if desired. The principal bedroom benefits from its own en-suite, while a stylish family bathroom serves the remaining rooms.

Upleatham itself is a picturesque village setting offering a peaceful rural lifestyle while remaining within easy reach of nearby towns and coastal amenities. Surrounded by open countryside, it is ideal for those seeking tranquility without isolation, a perfect balance of rural living and practical convenience.

The School House is more than just a home; it is a statement of quality, design & setting that must be viewed to be fully appreciated.

Tenure: Freehold.

EPC Rating: Awaiting EPC.

Council Tax: Redcar & Cleveland Borough Council. Band-F.

#### **Entrance Hall**

Stairs to the first floor, dado rail, coving, ornate ceiling rose, under stairs cupboard, additional storage cupboard, tiled floor with underfloor heating, radiator

#### **Living Room 20'3" x 11'6" (6.19m x 3.53)**

Original single glazed double sash window to the front aspect, French doors to the Sun Room, open fire in feature surround, coving, two ornate ceiling roses, two column radiators, laminate flooring

#### **Snug / Office 12'11" x 11'11" (3.96m x 3.64m)**

Original single glazed double sash window to the front aspect, coving, ornate ceiling rose, column radiator, cupboard housing CCTV

#### **Sun Room 17'7" x 10'11" (5.38m x 3.34m)**

Panoramic double glazed windows offering uninterrupted views over the garden and surrounding countryside, roof lantern, remote controlled electric blinds, wooden double glazed French doors to the side aspect for access to balcony and garden, tiled floor with underfloor heating

#### **Statement Social Kitchen 24'2" x 12'11" max reducing to 10'7" (7.37m x 3.94m max reducing to 3.24m )**

Statement In Frame Laura Ashley fitted kitchen offering a wide range of base, wall and drawer units, matching American Style SMEG Fridge Freezer, integrated Neff self cleaning oven, Neff Microwave with warming drawer, Neff coffee maker with warming drawer, double bowl, white ceramic Belfast sink with mixer tap, dishwasher. Centre island with additional storage, Neff induction hob, ceiling mounted Franke extractor fan. Double glazed window to the rear aspect, double doors to the balcony and garden, single glazed sash windows to the front aspect, Karndean flooring with underfloor heating.

Additional Island, with seating, and storage,

Window seat to the front aspect,

#### **Utility Room 9'8" x 8'8" (2.97m x 2.65m)**

Matching Laura Ashley In Frame base units with marble worktops, black sink with mixer tap, two larder cupboards one with shelves, one with drawers, large glass door drinks fridge double glazed window to the rear aspect, courtesy door to garage. Karndean floor with underfloor heating,

#### **Inner Hall**

Karndean flooring with under floor heating

#### **W/C**

Feature acrylic wall panelling, black Burlington low level w.c with chrome fittings. wash hand basin with chrome stand and fitting, radiator with towel rail, tile effect Karndean flooring with

#### **Side Porch 7'9" x 5'1" (2.38m x 1.57m)**

Sash window to the front aspect, tiled floor, door to side aspect

#### **First Floor**

#### **Principle Suite 23'7" x 13'5" red to 6'2" (7.2m x 4.11m red to 1.88m)**

Range of fitted Laura Ashely wardrobes with interior lighting, dressing table, drawers and bedsides, single glazed sash window to the rear two single glazed sash windows to the front aspect, column radiator.

#### **En-Suite 8'11" x 7'0" (2.72m x 2.14m)**

Freestanding Copper and Nickle bath with brass fittings, curved corner shower cubicle with feature acrylic boards, Bayswater Low level w.c, Burlington sink inset into vanity cabinet with Victory mixer tap.

#### **Bedroom Two 13'6" x 11'8" (4.12m x 3.57m)**

Dual aspect with windows to the front and rear, window seat to the rear, radiator

**Bedroom Three 12'9" x 11'11" (3.9m x 3.65m)**

Two single glazed sash windows to the front aspect, Barker and Stonehouse wardrobes, dressing table and bedside cabites, radiator

**Bedroom Four 11'9" x 6'6" (3.6m x 2.00m)**

Currently housing a Jaguar sauna room, glazed walk in shower area with tiled seat, marble sink inset into cabinet with miser tap, vertical radiator window to the rear aspect.

**Family Bathroom 5'7" x 5'0" (1.72m x 1.54m)**

Sliding door, white panel bath with shower over, glazed screen low level w.c, wash hand basin in vanity. Single glazed window to the front aspect, towel rail

**Garage 18'8" x 8'0" (5.7m x 2.44m)**

Double wooden doors, floor mounted Worcester oil boiler, hot water cylinder, stairs to upper level large loft space.

**Externally****Front Elevation**

Low maintenance gravel garden, block paved path, off street parking

**Rear Elevation**

Extensive rear garden, large stone balcony with glazed wind breaker, stone steps to lower patio area with access to under-build with plumbing for w/c and full electric providing a project for completion.

Lawned area with established , arch to lower tier garden with composite decking with power points, wooden pergola to summer house, brick barbeque large pond with water feature, log store.

**Summer House 17'8" x 11'1" (5.4m x 3.38m)**

Fully insulated with cladded walls, bar and electric.

**Disclaimer**

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Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

## Floor Plan

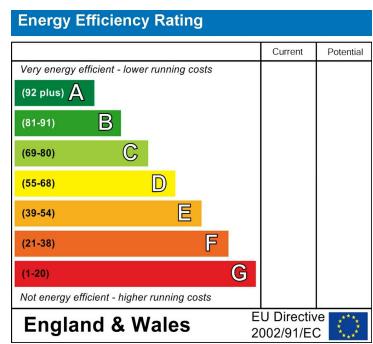


Total area: approx. 198.1 sq. metres (2132.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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