



Kirk Hill, Redmarshall, TS21 1FE
7 Bed - House - Detached
£1,500,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Kirk Hill

Redmarshall, TS21 1FE

A truly exceptional home — words alone cannot capture the scale, craftsmanship, and lifestyle on offer. Internal viewing is essential to fully appreciate everything this outstanding property delivers.

Flooded with natural light and designed with family living in mind, this impressive residence boasts beautifully proportioned spaces and a seamless layout throughout. Occupying an enviable position on the edge of the sought-after village of Redmarshall, the home sits proudly within approximately $\frac{3}{4}$ of an acre of landscaped lawned gardens, framed by mature hedging and quality fencing for privacy and exclusivity. It stands comfortably amongst the finest bespoke homes across the Teesside region.

'Leighside' is a striking property, finished to an uncompromising standard, where quality is evident at every turn — from the superior construction to the refined interior finishes and premium fixtures. The property enjoys a private setting with breathtaking countryside views, creating a truly special place to call home.

The journey begins in the spectacular entrance hall, where high-quality flooring and an elegant staircase with contemporary steel spindles create an immediate statement. Flooded with light from above via twin roof windows, this space sets the tone for the rest of the home — bright, stylish, and beautifully designed.

At the heart of the property lies the stunning open-plan kitchen and lounge area — a true 'wow factor' space. Crafted to an exceptional specification, this expansive, light-filled hub provides the perfect environment for both entertaining and everyday family life, comfortably accommodating even the largest of gatherings.













Continued

The home offers an impressive seven bedrooms and six bathrooms, including five luxurious en-suites. Two remarkable master suites elevate the accommodation further. The first floor hosts a superb principal suite complete with its own sitting area and a beautifully appointed en-suite. The second, located on the top floor, features an impressive lounge space and a striking walk-in balcony window, perfectly framing stunning views across the surrounding countryside and towards the Cleveland Hills.

Perfectly positioned, Redmarshall offers the charm of village life while remaining highly convenient for access to excellent schools, healthcare facilities, and a range of shopping and dining options. Outdoor enthusiasts will also appreciate the abundance of nearby walking and cycling routes.

This is a home that must be experienced in person to be truly understood — a rare opportunity for the most discerning buyer. Highly recommended for viewing.

LOCATION

Redmarshall offers a peaceful, semi-rural lifestyle while remaining exceptionally well connected to nearby towns including Yarm, Stockton, and Middlesbrough. The area is highly regarded for its access to respected schooling, both state and independent, along with excellent transport links via the A19 and A66, making commuting across Teesside and beyond effortless. Residents can enjoy an abundance of scenic walking and cycling routes right on the doorstep, while a wide selection of shops, restaurants, and leisure facilities are just a short drive away—delivering the perfect balance of countryside living and modern convenience.

VIEWINGS

VIA:- Robinsons Wynyard

TEL:- 01740 645444

EMAIL:- info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Hartlepool Council, Band H - £5180 min

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – N/A

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Leighside

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | 88 | 90 |
| (61-81) | B | | |
| (49-60) | C | | |
| (35-48) | D | | |
| (22-34) | E | | |
| (9-21) | F | | |
| (1-8) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

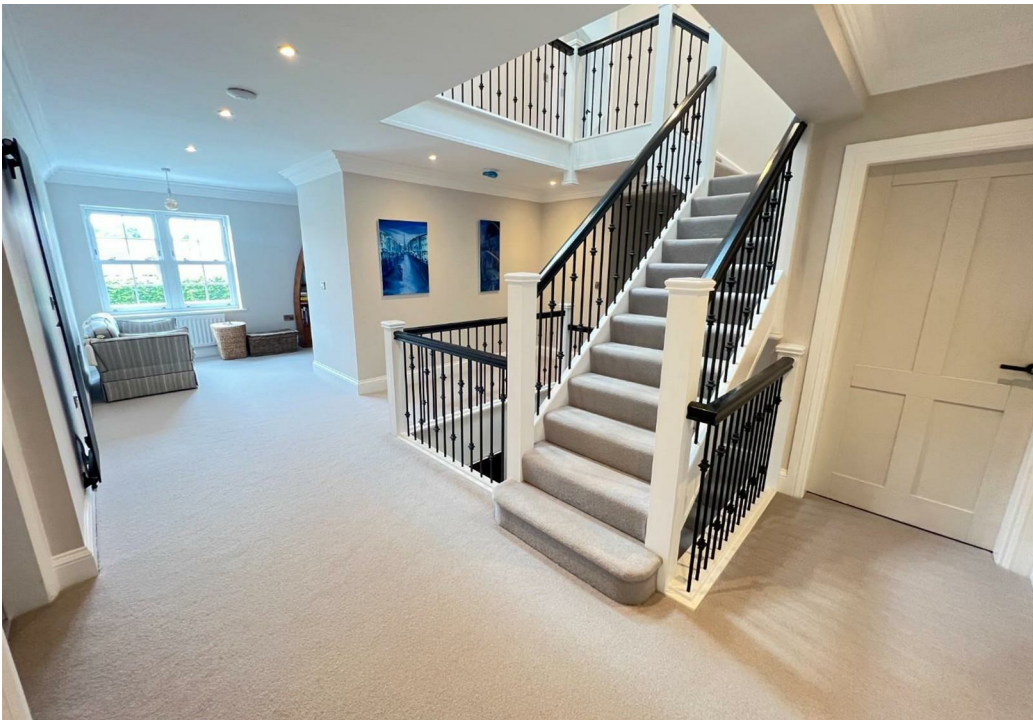


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these













Wynyard Office, The Wynd, Wynyard, TS22 5QQ
Tel: 01740 645444
info@robinsonswynyard.co.uk
www.robinsonsestateagents.co.uk

