



5 bed character property to buy

High Street, Norton, Stockton-on-Tees,
Durham, TS20 1DS

£700,000

 x 5  x 2  x 1

Tenure

Size

Freehold

4553 sq ft / 423 sq m

Property features

- ✓ CHARACTER PROPERTY
- ✓ SPACIOUS THROUGHOUT
- ✓ FOUR RECEPTION ROOMS
- ✓ FIVE BEDROOMS
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Rarely does an opportunity arise to acquire such a distinguished period home, perfectly positioned on one of Norton's most sought-after streets, close the iconic duck pond. Surrounded by boutique shops, artisan retailers, cosy pubs and award-winning restaurants, this remarkable property delivers an enviable blend of historic elegance and modern-day comfort.

Steeped in character, the home showcases a wealth of original features including ornate cornicing, feature fireplaces and elegant sash windows, all carefully preserved to honour its heritage while providing generous, versatile living accommodation throughout.

The ground floor offers four substantial reception rooms, ideal for both formal entertaining and everyday family life. A particular highlight is the stunning sunroom, flooding the property with natural light and enjoying pleasant views across the rear gardens.

The beautifully appointed kitchen is designed with both style and practicality in mind, featuring quality integrated appliances, ample storage and a charming breakfast area overlooking the bustling tree-lined high street, a perfect space to start the day.

To the first floor are four spacious double bedrooms, each offering comfort and privacy. A bespoke dressing room adds a boutique feel, complemented by a luxury wet room and additional separate WC. Further potential is provided by the large loft space, offering exciting scope for conversion into additional living accommodation, home office or creative retreat (subject to relevant consents).

Externally, the property sits on an impressive plot, providing a peaceful and private setting ideal for entertaining, family enjoyment or simply relaxing outdoors.

Perfectly located in the heart of Norton Village, everyday amenities are right on your doorstep, while excellent transport links via the A19, A689 and A68 ensure easy access across the region. Families will also appreciate proximity to the highly regarded Red House School.

Elegant, expansive and rich in character, this exceptional home represents a rare chance to own a piece of Norton's heritage. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

Contact Pattinson Estate Agents today to arrange your private viewing.

Council Tax Band: G

Tenure: Freehold

Price: £700,000

Property Type: Character Property

Build Size: 423 sq m

Parking: None

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

Accommodation

Entrance Hall



Formal Lounge

9.29m x 5.29m (30'5" x 17'4")



Dining Room

6.07m x 4.55m (19'10" x 14'11")



Drawing Room

4.39m x 3.84m (14'4" x 12'7")



Games Room

4.61m x 3.82m (15'1" x 12'6")



Kitchen

7.71m x 3.19m (25'3" x 10'5")



Breakfasting Area



Conservatory

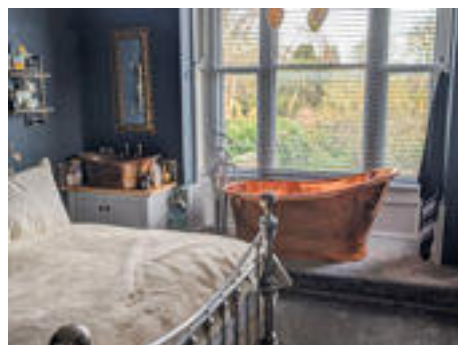


Landing



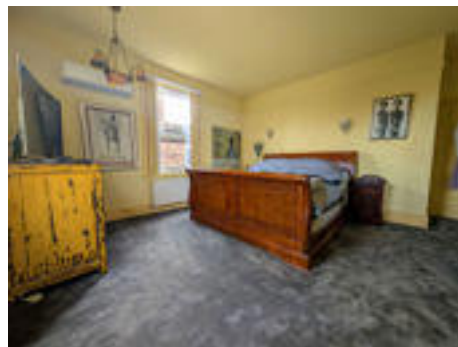
Bedroom 1

5.52m x 3.37m (18'1" x 11'0")



Bedroom 2

4.60m x 4.27m (15'1" x 14'0")



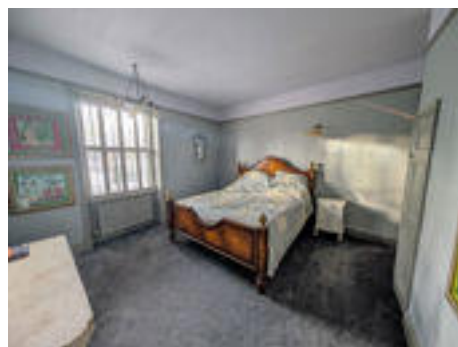
Bedroom 3

4.48m x 3.90m (14'8" x 12'9")



Bedroom 4

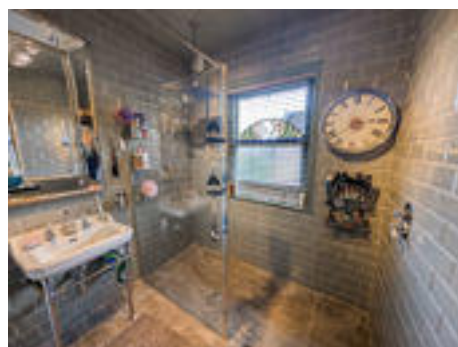
4.48m x 4.10m (14'8" x 13'5")



Bedroom 5 Dressing Room

4.48m x 3.02m (14'8" x 9'10")

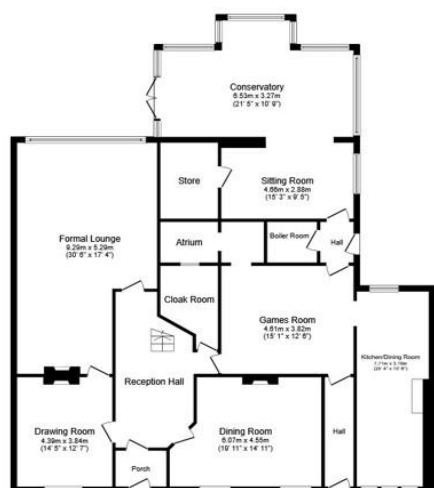
Shower room



Rear Aspect



106 High Street, Norton, TS20 1DS



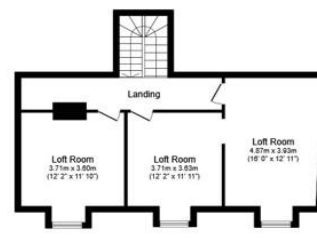
Ground Floor

Floor area 196.5 sq.m. (2,115 sq.ft.)



First Floor

Floor area 124.5 sq.m. (1,341 sq.ft.)



Second Floor

Floor area 55.9 sq.m. (602 sq.ft.)

Total floor area: 377.0 sq.m. (4,058 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

High Street, Norton, Stockton-on-Tees, Durham, TS20 1DS

Contact your local branch today for more information on this property:

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