Harper & Co
Estate Agents Ltd

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Asha House Wolviston Road

Wolviston, Billingham, TS22 5JT

Offers in excess of £600,000

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An Exceptional Individually Designed Detached Home Offering Over 2,100 Sq. Ft. Of Versatile Accommodation, Beautiful Countryside Views & Fantastic Potential For Multigenerational Living!

Situated in the heart of the highly desirable Wolviston Village, Asha House is a substantial and individually designed detached family home offering generous living accommodation, a beautiful private garden and stunning views across the surrounding countryside.

Originally constructed as a bespoke bungalow around 1989, the property offers an incredibly flexible layout, making it ideal for growing families, multigenerational households or buyers looking for a spacious home with the potential to adapt the accommodation to suit their individual needs.







Spacious & Versatile Living

The property boasts three generous reception rooms, providing plenty of space for entertaining, relaxing and family living.

At the heart of the home is a beautiful open-plan kitchen featuring a central island, induction hob and solid wood worktops, flowing seamlessly into the impressive sunroom overlooking the rear garden.

An elegant entrance hallway, practical utility room and ground-floor shower room further enhance the accommodation.

The property currently offers four bedrooms and three bathrooms, including a spacious principal bedroom complete with fitted wardrobes and an en-suite shower room. There is also potential to reconfigure the accommodation to provide a fifth bedroom if required.

Excellent Potential For Multigenerational Living

One of the property's standout features is its flexibility.

The integral double garage offers exciting potential for conversion into additional living accommodation or a self-contained annexe, subject to the necessary permissions and regulations.

With a generous plot and substantial driveway, there may also be scope to construct a separate garage or explore further alterations, subject to consent.

Beautiful Gardens & Countryside Views

Externally, Asha House enjoys a generous rear garden with a wonderful degree of privacy and beautiful views across neighbouring fields and greenery.

The garden features lawned areas, attractive planting, Indian sandstone paving and decked seating areas, creating the perfect setting for outdoor dining, entertaining or simply relaxing and enjoying the peaceful surroundings.

To the front, a substantial block-paved driveway provides parking for several vehicles and leads to the integral double garage with electric roller doors.

A Wonderful Village Location

Wolviston Village is highly regarded for its attractive surroundings, welcoming community and convenient location.

The village offers a popular pub and restaurant, primary school, post office and local amenities, while excellent access to the A19 and A689 makes commuting throughout Teesside and beyond straightforward.

Potential House Exchange Considered

The current owners are looking to downsize and would consider a suitable smaller property, ideally within Wolviston Village, although nearby locations may also be considered.

Please contact Emma at Harper & Co to discuss this opportunity.

Offering an exceptional amount of space, beautiful surroundings and fantastic flexibility, Asha House is a wonderful opportunity for buyers seeking something a little different in one of the area's most desirable villages.

Early Viewing Is Highly Recommended To Fully Appreciate Everything This Unique Home Has To Offer.

** HOUSE EXCHANGE - Our Vendors Would Like A Smaller Property, Ideally Within Wolviston Village But They May Also Consider Nearby - Please Enquire With Emma At Harper & Co.

Location

Attractively Positioned Within A Mature And Sought-After Wolviston District. With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of The Village Pub & Restaurant, High Street & Amenities.

Wolviston Post Office - 1 Minute Walk
Wolviston Primary School - 3 Minute Walk
Village Community Centre & St Peters Church - 2 Minute Walk
Services, A19 & A689, Toby Carvery, Costa Coffee - 2 Minute Drive

Distance Times As Estimated By Google Maps.

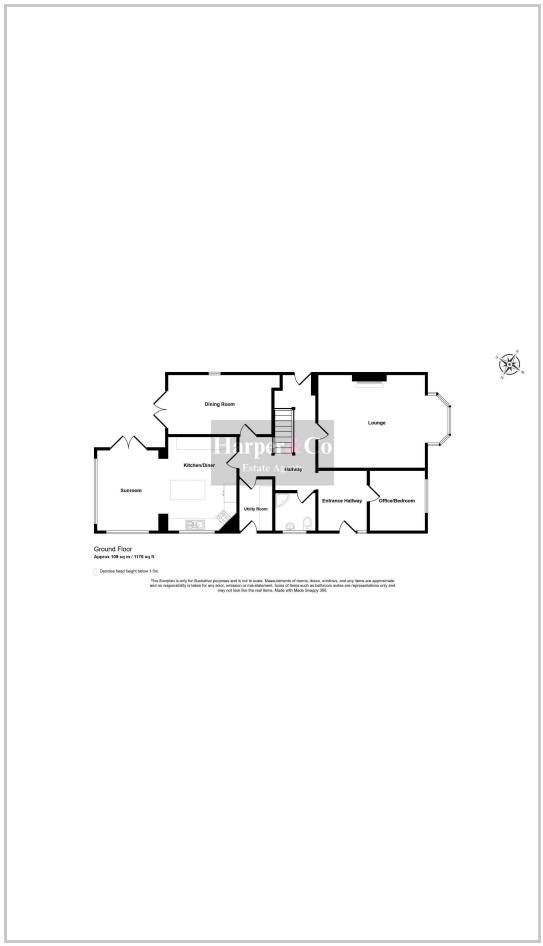
Note

Please Find The Attached Brochure With Material Information For Buyers
The Property Was Bespoke Built As A Bungalow Around 1989
The Double Garage (Open Space) Has Two Electric Roller Doors & Doors Leading To The Hallway & Garden
Flooring To The Ground Floor Is Amtico, Kitchen Worktops Are Solid Wood
Loft Space Is Boarded & Is Accessed Via The Master Bedroom
Gas Central Heating Is Fuelled By A Boiler Which Is Serviced Annually
The Fire In The Lounge Is A Feature With Gas Supply
Garden Features Indian Sandstone Paving, Garden Shed, Power Outlets & Water Tap
The Property Offers The Potential For Further Extension Or Additional Bathrooms To Be Installed, Subject To Planning Permission

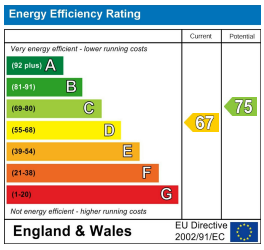
Area Map

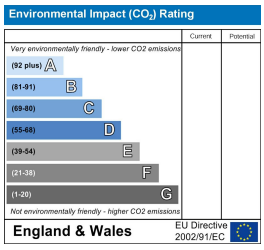


Floor Plans



Energy Efficiency Graph





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