



**ADMIRALS HOUSE**  
108 HIGH STREET, NORTON, TEESSIDE

**JACKSON-STOPS**

**ADMIRALS HOUSE, 108 HIGH STREET,  
NORTON, STOCKTON ON TEES, TS20 1DS**

TOTAL APPROXIMATE GROSS INTERNAL AREA: 9630 SQ FT / 894.6 SQ M

AN IMPORTANT AND BEAUTIFULLY  
PRESENTED GRADE II\* LISTED GEORGIAN  
MANOR HOUSE, TOGETHER WITH A LEISURE  
WING, SEPARATE COACH HOUSE AND  
STANDING IN LARGE PRIVATE WALLED  
GARDENS, IN THE HEART OF THIS POPULAR  
AND CONVENIENT VILLAGE



**DISTANCES**

MIDDLESBOROUGH - 6 MILES  
NEWCASTLE - 36 MILES  
YORK - 50 MILES  
DARLINGTON RAILWAY  
STATION - 18 MILES

**GROUND FLOOR**

- Reception hall and cloakroom
- Drawing room, dining room, sitting room, family room and study
- Breakfast kitchen and utility room
- Leisure wing with indoor swimming pool, jacuzzi, sauna, gym and changing rooms

**FIRST FLOOR**

- Five bedrooms and three bathrooms

**SECOND FLOOR**

- Two further bedrooms and a bathroom

**THE COACH HOUSE**

- Sitting room/kitchen, bedroom and bathroom

**OUTSIDE**

- Cobbled drive with extensive parking
- Double garage and store
- Delightful and private walled gardens of just over an acre



## THE PROPERTY

108 High Street is an outstanding and important Grade II\* listed manor house which is often referred to as the Admirals House. It dates from 1762, but is believed to have much earlier origins, and was built for Admiral Policarpus Taylor as a retirement home from the British Navy where he served on the high seas and he is buried in the north transept of the Norton Church. It is located in the popular village setting of Norton, which has an active community and offers a range of independent shops, cafés, pubs, Red House School, a private school for children aged 3-17, and other amenities, yet provides considerable charm with its large village green and duck pond together a tree lined High Street fronted by a number of period properties. Despite the property's central position, it enjoys complete privacy both inside and out.

The property has been completely restored to its former glory by the current owners in the last few years taking considerable care to preserve its character and charm and retain many period features, yet works incredibly well for modern family living with the addition of the superb leisure wing and the conversion of the Coach House into a delightful self-contained cottage. The substantial and immaculately presented accommodation extends to approximately 9630 sqft and retains many stunning period features and offers bright and sunny accommodation with the principal reception and bedrooms rooms opening on to the south facing walled gardens and are flooded with light through the large windows whilst providing superbly proportioned rooms, tall ceilings and include many period features.

The property is approached through a central reception hall which leads to the drawing room, dining room, sitting room, study, breakfast kitchen, family room, utility room and cloakroom. The leisure wing includes an indoor swimming pool with a jacuzzi, sauna, gym, changing and showering facilities and a plant room. To the first floor, there are five substantial bedrooms together with three bathrooms. To the second floor, there are two further bedrooms and a bathroom. In addition to





the principal property there is the self-contained Coach House which has recently been converted to provide charming one bedroom accommodation over two floors.

## OUTSIDE

To the outside, the private walled gardens are a particular feature and enjoy a southerly facing aspect whilst extending to approximately 1.1 acres. They are principally laid to lawn with a large pond and water feature, some fine specimen trees including a magnificent copper beech and locust tree which is believed to be the only one in the north of England. There is extensive private parking which leads to the double garage and store.

## LOCATION

Norton has a traditional village feel yet is surprisingly well equipped with an excellent range of individual shops and amenities. It is also very convenient for the commuter with excellent road access via the A19 to the north & south and the A66 to the east and west. Darlington railway station is on the east coast mainline and provides regular services to Newcastle and Edinburgh to the north and York and London Kings Cross to the south. Durham Teesside International Airport is also nearby providing both domestic and European flights to a range of destinations.





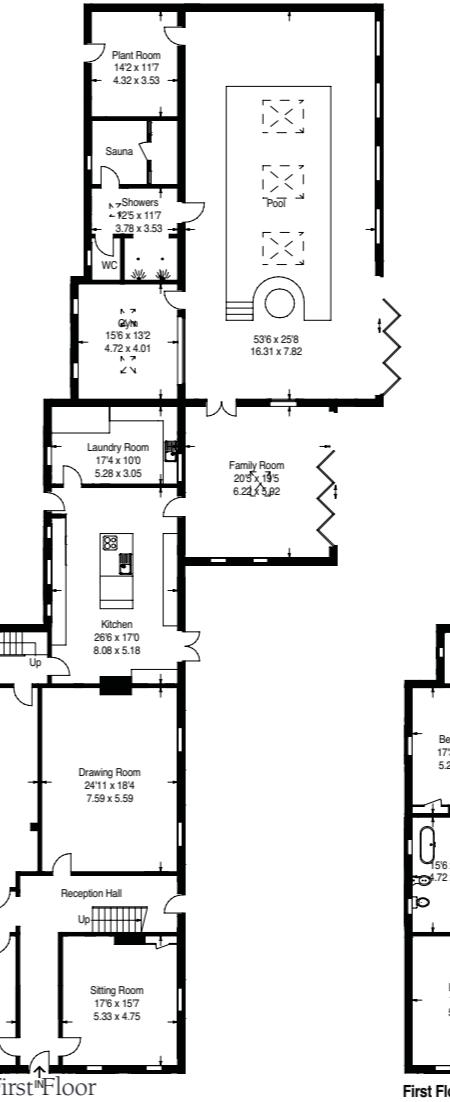
## PROPERTY INFORMATION

**Services:** The property is equipped with mains electricity, water, gas and drainage. There is gas fired central heating.

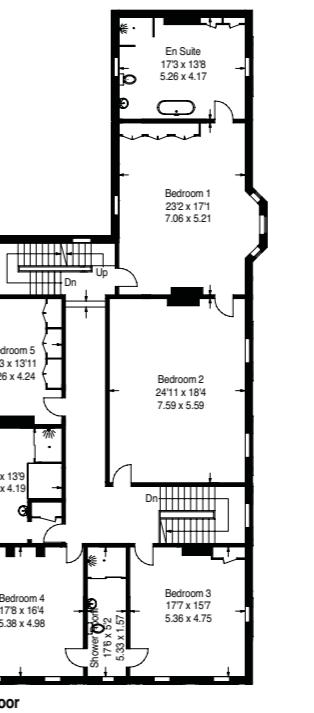
**Local Authority:** Stockton-on-Tees Borough Council.  
Tel: 01642 399393

## DIRECTIONS (TS2 0 1 DS)

From the centre of the village, head north along the High Street and you will see a tall brick wall on your right hand side where the property is located.



Ground Floor



First Floor



Second Floor



Coach House - First Floor



Coach House - Ground Floor

## ADMIRALS HOUSE, 108 HIGH STREET, NORTON, STOCKTON ON TEES, TS20 1DS

APPROXIMATE GROSS INTERNAL AREA:  
GROUND FLOOR (INCLUDING POOL): 562 SQ FT / 48.8 SQ M  
FIRST FLOOR: 274 SQ FT / 25.2 SQ M  
SECOND FLOOR: 746 SQ FT / 69.3 SQ M  
COACH HOUSE - GROUND FLOOR: 343 SQ FT / 31.9 SQ M  
COACH HOUSE - FIRST FLOOR: 130 SQ FT / 12.1 SQ M  
GARAGE / GARDEN STORE: 402 SQ FT / 37.3 SQ M  
TOTAL: 960 SQ FT / 89.46 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

**Important Notice** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents have been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as a statement of representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wardenperfect.co.uk



**YORKSHIRE**

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