



Welcome to "Vane House", formerly known as the Vane Arms Public House in the village of Long Newton, Stockton-On-Tees. Vane House presents a unique opportunity to own a "Pub", a piece of history! Known as the Vane Arms Public House, this semi-detached residence boasts a rich heritage dating back to the 18th century, making it a remarkable find for those who appreciate character and tradition.

Steeped in history the Developer has sympathetically renovated the Pub into a large executive family home, the property still has the added bonus of a the large Beer cellar intact below ground level providing awesome storage or a wine cellar! This spacious home features three large inviting reception rooms, (Please note pictures have been staged to include flooring, however the developer has left this still to be done, so you can still choose your own, put your own stamp on it, or they can happily install flooring of your choice at an extra cost.) With five well-proportioned bedrooms, ample space for the family or those who desire extra rooms for guests or home office. The property includes two ensuites and family bathroom, convenience and comfort for all.

Parking will never be an issue at Vane House, with its generous parking capacity, accommodating up to nine vehicles, a rare advantage in a residential setting.

The property's historical significance adds an intriguing layer to its appeal. Imagine the stories if these walls could talk, echoing events that have unfolded within. Vane House is not just a home; it is a testament to the past, a unique blend of history, now with a modern twist.

With its prime location in Long Newton, residents can enjoy the tranquility of village life while being conveniently close to local amenities and transport links. This property is a true gem, inviting you to create your own memories in a setting steeped in history. Don't miss the chance to own you're own pub as Vane House enters it's new era....





- *Please note: some of the images have been virtually staged using CGI*
- Steeped in history, formerly known as the Vane Arms Public house
- Separate lounge to the rear leading out to private large garden
- Solar
- Single integral garage and LOADS of off street parking
- Large executive home in the village of Long Newton
- Open Plan living / dining / kitchen
- Huge basement / cellar
- 5 Bedrooms / 2 ensembles / main family bathroom and a further downstairs W/C

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric and solar, water and drainage.

Double glazing

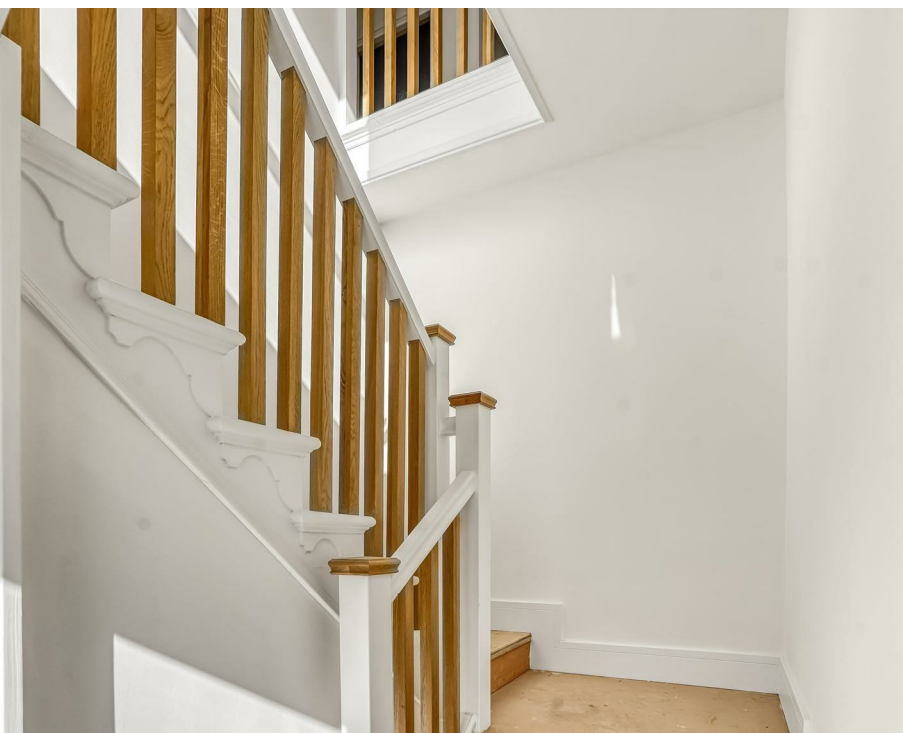
Local Authority: Stockton-on-Tees Borough Council (Tax Banding F)

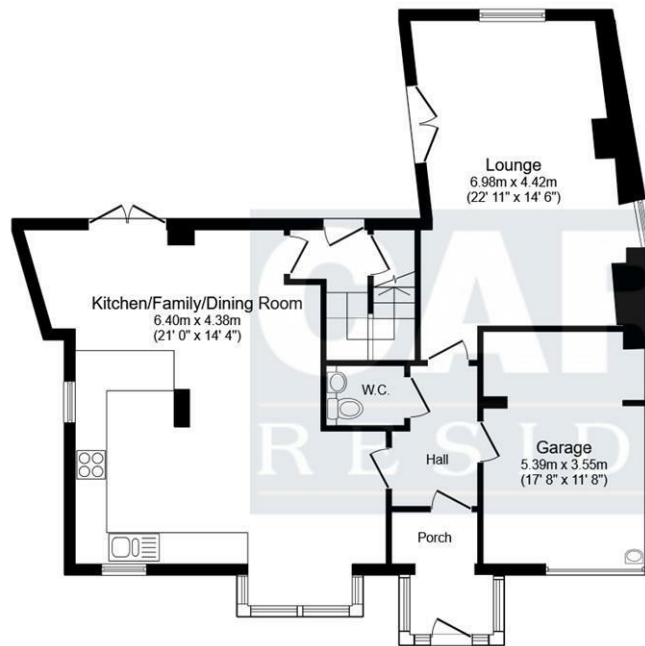
The property is covered by Ark New Home Buyers Consumer Code warranty - please contact the office for further details











| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 92-100 A | | |
| 81-91 B | 86 | 86 |
| 69-80 C | | |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Total floor area: 175.3 sq.m. (1,887 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

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MAB 6202



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