



Square House Cottages

Quebec DH7 9RT

Offers In The Region Of £365,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Square House Cottages

Quebec DH7 9RT



- Superb rural location
- EPC RATING - E
- Spacious living room with open fire

- Beautiful countryside views to the front and rear
- Stunning family kitchen
- Lovely gardens

- Three generous double bedrooms
- Large garden room enjoying the views
- Double garage and parking

A unique and rarely available opportunity to purchase a superb character cottage in a rural location, enjoying beautiful countryside views, yet having good road links for access across the region. Much improved by the current owners, the property offers beautifully presented and spacious accommodation including three double bedrooms, large living areas and an impressive family kitchen.

The property is entered via the garden room which takes advantage of the views to the rear, double doors lead to the hall with staircase to the first floor and access to the utility room and ground floor WC. The large living room has windows to the front and rear and a fireplace with open grate fire. The kitchen and breakfast room is perfect for modern living and entertaining and the kitchen has been refitted with a comprehensive range of units and appliances. To the first floor, a landing leads to the very generous master bedroom with vaulted ceiling and luxurious refitted en-suite. There are two further well proportioned double bedrooms and lovely family bathroom. Externally there are generous, mature gardens, a double garage and double driveway.

Square House Cottages is located on the B6301 at Hamsteels, having good road links to nearby villages such as Lanchester, which offers a wide variety of local amenities and further afield to Durham City, which is approximately 15 minutes away.

Viewing comes highly recommended for full appreciation.

GROUND FLOOR

Garden Room

21'5" x 10'0" (6.54 x 3.05)

A lovely edition to the property making the most of the stunning countryside views to the rear. Entered via a UPVC double glazed door from the garden, having UPVC double glazed windows, wood flooring and glazed wooden double doors to the hall.

Hall

With a bespoke staircase leading to the first floor, wood flooring and radiator.

Open Plan Living and Dining Room

24'4" x 14'10" (7.44 x 4.53)

A large reception room with UPVC double glazed windows to the front and rear, a feature fireplace housing an open grate fire, coving and two radiators.

Kitchen and Breakfast Room

15'10" x 15'8" (4.85 x 4.80)

A superb open plan kitchen and breakfast room which is perfect for modern living and entertaining. The kitchen has been refitted with a comprehensive range of units, as well as a large island, incorporating a stainless steel sink and drainer unit with mixer tap, a stainless steel range cooker with extractor over, an integrated fridge, freezer, microwave and dishwasher. Further features include UPVC double glazed windows to the front and side, a unit housing the Worcester Bosch LPG combi boiler, a built in storage cupboard, recessed spotlighting, coving, wood flooring and a radiator.

Utility Room

6'8" x 6'5" (2.04 x 1.97)

A useful room with a fitted floor unit having stainless steel sink unit with mixer tap, plumbing for a washing machine, wood flooring and radiator.

Cloakroom/WC

6'6" x 2'7" (2.00 x 0.80)

Comprising of a WC, hand wash basin, tiled splashbacks, wood flooring and extractor fan.

FIRST FLOOR

Landing

With access to each bedroom and the family bathroom.

Bedroom One

16'2" x 15'7" (4.95 x 4.76)

A generous double bedroom with UPVC double glazed windows to the front and side, a vaulted ceiling, recessed spotlighting and two radiators.

En-suite

8'10" x 7'6" (2.70 x 2.31)

A luxurious refitted shower room comprising of a cubicle with mains fed shower, hand wash basin set to a vanity unit and WC. Having tiled splashbacks, a vaulted ceiling with recessed spotlighting, stainless steel heated towel rail, radiator, extractor fan and UPVC double glazed opaque window to the rear.

Bedroom Two

14'10" x 12'4" (4.54 x 3.76)

Spacious double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Three

12'0" x 11'11" (3.67 x 3.65)

Further double bedroom with a UPVC double glazed window to the rear and radiator.

Family Bathroom/WC

12'0" x 5'9" (3.67 x 1.77)

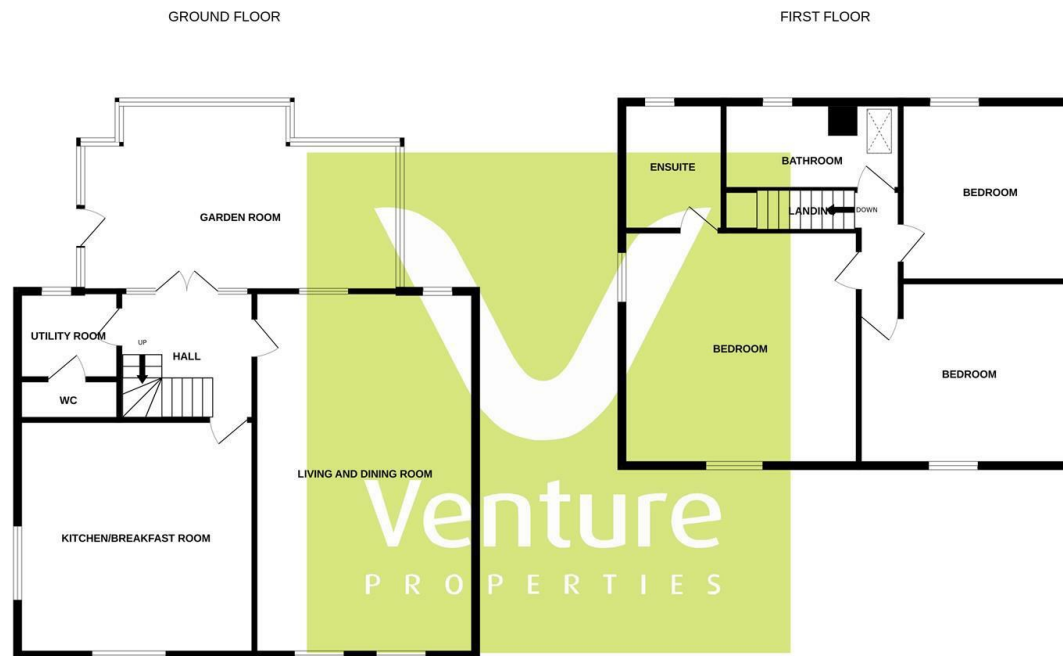
A lovely family bathroom comprising of a bath with mains fed shower over, hand wash basin inset to a vanity unit and WC. Having a UPVC double glazed opaque window to the rear, a velux window, heated towel rail, extractor fan and recessed spotlighting.

EXTERNAL

The property enjoys well established gardens and a large gravelled driveway for off street parking. The rear garden has been designed to make the most of the views across the adjoining fields and countryside, with an extensive patio area having planted borders. This opens to a further lawned area to the side bordered by mature trees and hedging, as well as a vegetable patch.

DOUBLE GARAGE

Detached double garage with electric, remote controlled roller door.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

TENURE - FREEHOLD : COUNCIL TAX BAND - C : EPC RATING - E

Please note the property has a septic tank. It is therefore exempt from sewerage charges.

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