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Byers Green House Church St, Byers Green, Co Durham,  
DL16 7NL

# Byers Green House Church St, Byers Green, Co Durham, DL16 7NL

Price £650,000

Byers Green House is a substantial stone-built gated detached property oozing character. Situated on a one-acre gated plot located on the edge of Byers Green Village, surrounded by large beautiful south facing private gardens and benefitting from spectacular views over open countryside. The much-loved gardens and natural stonewalling of this property are often remarked upon by ramblers and villagers alike.

Byers Green is a small quiet village situated between the towns of Spennymoor and Bishop Auckland. The village itself benefits from a Church, a restaurant, an active village hall, a pub and a village green which hosts the summer carnival. There is a bus service, fibre broadband and is surrounded by numerous country walks. Convenient commuting to Durham City, Darlington and Newcastle, together with access to mainline train stations, A1M and Newcastle & Teesside airports making this the ideal location.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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### ENTRANCE HALL

The entrance hall leads through into the principle reception rooms and stairs ascending to the first floor landing.

### LIVING ROOM

14'1" x 16'1"

Bright and spacious main living room situated to the front of the property, neutrally decorated with wall mounted gas fire, original cast iron fire surround and large bow window to the front elevation providing views of the countryside.

### SITTING ROOM

14'1" x 14'9"

The sitting room is another spacious reception room situated to the front of the property, with a gas fire, feature surround and French doors to the side elevation leading into the garden, Bow window to the front elevation enjoying countryside views.

### DINING ROOM

15'1" x 15'1"

The impressive dining room provides space for a large formal dining table and chairs, additional free standing furniture, with windows to the side elevation as well as French doors opening onto the rear patio making this a lovely room to entertain all year round.

### STUDY

9'10" x 11'6"

This cosy and light room offers the perfect quiet getaway. In addition to the mains heated radiator, there is an electric fire located within an elegant marble fire surround. With a large window overlooking the side garden, this room offers a place to simply relax, read a book and daydream.

### KITCHEN

10'10" x 14'5"

Light, bright & spacious, the recently fitted kitchen houses a range of contemporary wall, floor and draw units with masses of worktop space. There is a porcelain sink/drain which is located by the window overlooking a side garden, recessed lighting and a complimentary travertine marble floor. The kitchen also benefits from an integrated electric Bosch oven, ceramic hob, overhead extractor hood together with spaces for an under counter fridge and dishwasher. Open plan leading to the breakfast room.

### UTILITY ROOM

This large versatile utility room has tiled flooring, additional storage units, built in freezer, single drainer, space for a washing machine and recently fitted wall mounted Baxi combi boiler.

### BREAKFAST ROOM

Open plan room leading on from the kitchen, offering dual aspect with views over the gardens and fields together with half-glazed double doors leading on to the conservatory, and a door providing access to the utility room. This bright spacious room can host a six-seat breakfasting table together with various other furnishings. The open plan kitchen & breakfast room offer the perfect family/party hangout.

### CONSERVATORY

16'1" x 17'9"

Impressive large conservatory overlooking the private rear gardens with views beyond to the distant valley hillside. With double half-glazed doors to the breakfast room, a ceramic tiled floor, multiple power sockets, ceiling fan & light, opening bevel highlighted top windows and double patio doors leading out onto a natural sandstone patio featuring a grape vine-draped pergola and a Mediterranean palm tree. This space simply cries out for a bottle of wine.

### CLOAKROOM

The room is available to view on our website.

### PORCH

7'3" x 9'10"

The large bright porch is situated to the side of the property with door leading into a storage/boot room.

### BOOT ROOM

The large "tardis" like boot room is approximately 2/3 the size of the porch meaning it has ample space for shoes and coats and anything else you need to hide away, accessed via the porch.

### LANDING

The landing benefits from a feature arched window allowing you to enjoy views across the gardens and surrounding countryside as you pause as you head up the stairs.

### MASTER BEDROOM

14'5" x 19'4"

This bright room boasts masses of floor space, enough to accommodate a king-size bed and a host of additional bedroom furniture. The east-facing window offers views across open fields providing a great feel-good factor when opening the curtains at the start of the day.

### BEDROOM TWO

15'1" x 15'1"

The second bedroom is another substantial double bedroom with dual aspect windows giving the room a really light bright feeling. Plenty of room for a big comfy bed and additional furniture.

### BEDROOM THREE

9'2" x 14'1"

Adjacent to the Master Bedroom the third bedroom is another spacious double bedroom with space for further furniture. Situated to the front of the house it also enjoys the views across the valley.

### BEDROOM FOUR

11'10" x 15'1"

The fourth bedroom is a generously proportioned double situated to the rear of the house with window to the side elevation

### BEDROOM FIVE

7'3" x 14'9"

This double aspect double bedroom is currently partitioned into two adjoining separate rooms, each having a large window and each with its own radiator. One room is currently used as a sewing/craft room, with a layout and cutting table and door access to the adjoining room which is utilised as the home office containing typical office furniture. The partition wall could easily be removed to combine these rooms into one if required.

### OFFICE/DRESSING ROOM

7'3" x 14'9"

The office is accessed via the fifth bedroom and could be utilised as a dressing room.

### BATHROOM

5'11" x 13'5"

The recently re-fitted bathroom must be the ultimate in relaxation and pampering. Fully tiled with spar bath which is filled via a wall mounted mixer tap and boasts an end of bath recessed television with remote control. The bathroom has two heated ladder towel rails, one being electric powered and the other being connected to the heating system via underfloor piping helping keep the chill off the tiles. The double walk-in wall to wall shower cubical is fitted with two showers, one being powered by electricity, while the other is a rainfall shower fed by the heating

system. There is also a WC and a pedestal wash hand basin. The bathroom is completed with recessed LED lighting, chrome fittings and a double opening recessed window.

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### SHOWER ROOM

5'3" x 10'10"

The shower room is a great second bathroom and contains a corner shower, WC, heated towel rail and wash hand basin set in a vanity unit.

### DETACHED GARAGES

57'4" x 21'3"

Built by the current owners to house 4 cars and a lawn tractor in addition to ample working surfaces. They are fitted with electric remote opening doors, numerous power points together with extra eves storage and are accessed via the extensive sweeping driveway.


### EXTERNAL

The property is surrounded by large beautiful south facing private gardens with spectacular views over fields and open countryside. It contains a range of fruit trees, vines, palms, shrubs, flower beds and numerous relaxing seating areas, all with beautiful views this property is offering a true quality alfresco lifestyle. The garden also comes with a greenhouse and vegetable garden.

### IEWS

Escape to the country with this beautiful property featuring gorgeous gardens, country views and situated on the edge of Byers Green Village

## Energy Efficiency Rating

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This information is provided as a guide only and does not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















































