



HUNTERS[®]
HERE TO GET *you* THERE

Bracken Hill Farm Hunwick, Crook, Durham, DL15 0RF

Bracken Hill Farm Hunwick, Crook, Durham, DL15 0RF

Price £680,000

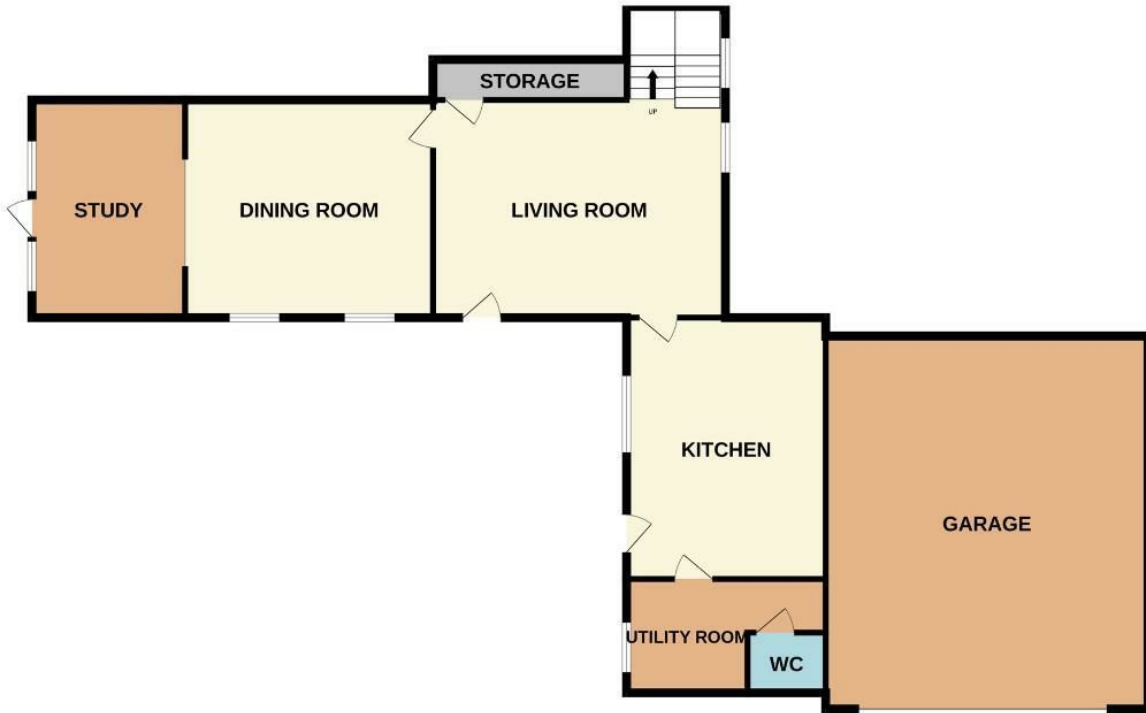
A rare opportunity to purchase this four-bedroomed stone built farmhouse situated on the outskirts of the sought after and highly regarded, semi-rural village, Hunwick near Crook. The village is surrounded by open countryside, farmers fields and public walks. The village also has a range of local amenities including; local convenience store, children's playground as well as the village pub/restaurant and a tea room/café. Neighbouring towns Crook and Bishop Auckland provide access to further amenities such as supermarkets, retail stores, high street shops, cafes, restaurants as well as healthcare and leisure services. The A689 is close by leading to the A1(M) both North and South, whilst a regular bus service runs through the village.

The property is set with a generous 1.3 acre plot surrounded by lawned gardens, workshop and outbuildings. In brief the property comprises a living room, dining room, garden room, kitchen/diner, utility room and cloakroom to the ground floor. The first floor contains the master bedroom, ensuite, three further bedrooms and family bathroom. Externally the property has large gardens surrounding the house, double garage, large agricultural building and stone barn which provides potential for conversion subject to relevant planning consents. The property is fitted with solar panels and is heated by an oil central heating with Rayburn providing additional heating.

A further 8 acres of land could be available by separate negotiation.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Living Room

19'4" x 14'5"

Bright and spacious living room benefiting from neutral décor, original beamed ceiling and feature cast iron range.

Dining Room

16'4" x 14'5"

The second reception room is another great size, again with original beamed ceiling, feature fire surround and two windows allowing plenty of natural light.

Garden Room

14'5" x 10'2"

A further reception room which is currently utilised as a home office or could be used as a play room, wooden door to the side allowing access to the grounds.

Kitchen/Diner

17'4" x 13'1"

The kitchen contains a range of cream base units, complementing work surfaces, splash backs and sink drainer unit. Fitted an integrated fridge, dishwasher and a range cooker, space for further appliances and a kitchen/table and chairs.

Utility Room

7'10" x 7'6"

Utility area fitted with a further range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Space is available for free standing appliances.

Cloakroom

5'2" x 3'3"

Cloakroom fitted with a WC and wash hand basin.

Master Bedroom

13'1" x 12'1"

The master bedroom provides space for a a king sized bed, built-in wardrobes, original beamed ceiling and two windows to the side elevation.

Ensuite

11'5" x 4'11"

Ensuite fitted with a double walk in shower cubicle, WC, wash hand basin and heated towel rail.

Bedroom Two

13'10" x 13'5"

The second bedroom is again another generous double bedroom with original beamed ceiling.

Bedroom Three

10'5" x 8'2"

The third bedroom is a further double bedroom.

Bedroom Four

11'5" x 4'11"

The fourth bedroom is a single bedroom that could be used as a home office.

Bathroom

9'2" x 5'10"

The bathroom contains a panelled bath, WC and wash hand basin.

External

The property is set within a 1.3 acre plot accessed by a gated gravelled driveway, which leads up to the main parking area. To the side of the property there is a large double garage with power providing additional parking and storage space, as well as an enclosed courtyard to the rear ideal for outdoor furniture. To the side of the property there is approx. 1 acre of agricultural land with further land available by separate negotiation. Included there is a large agricultural building (60ft x 40ft) as well as a large stone barn which subject to relevant planning consents could be converted into further living accommodation. As well as a further range of outbuildings ideal for storage.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do 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.

















