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Etherley Lane, Bishop Auckland

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**Price £600,000**

Stunning four bedroomed Victorian family home offered for sale on Etherley Lane in Bishop Auckland. This impressive property sits within a generous 1.8 acre plot and boasts three reception rooms, perfect for a growing family with plenty of space for entertaining. Spread across 2,723 sq ft, this charming period property was originally built in 1895 and has been sympathetically updated and restored by the current owners to a very high standard throughout. Offering a modern décor paired perfectly with the property's traditional Victorian architecture and features, this family home is a truly unique find. For sale with plenty of gated and secure off street parking for multiple vehicles as well as a single detached double-storey garage/workshop, extensive meticulously maintained gardens with well established flower borders, trees and shrubs. Uninterrupted countryside views extend for miles beyond the garden.

Ideally situated within a sought after residential area of Bishop Auckland just a short distance from the town centre, perfect for accessing local amenities and close to both primary and secondary schools with great Ofsted reports. The town centre and Tindale's Retail Park provide a range of supermarkets, restaurants and popular high street retail stores. There is an extensive public transport system in the area via both bus and rail.

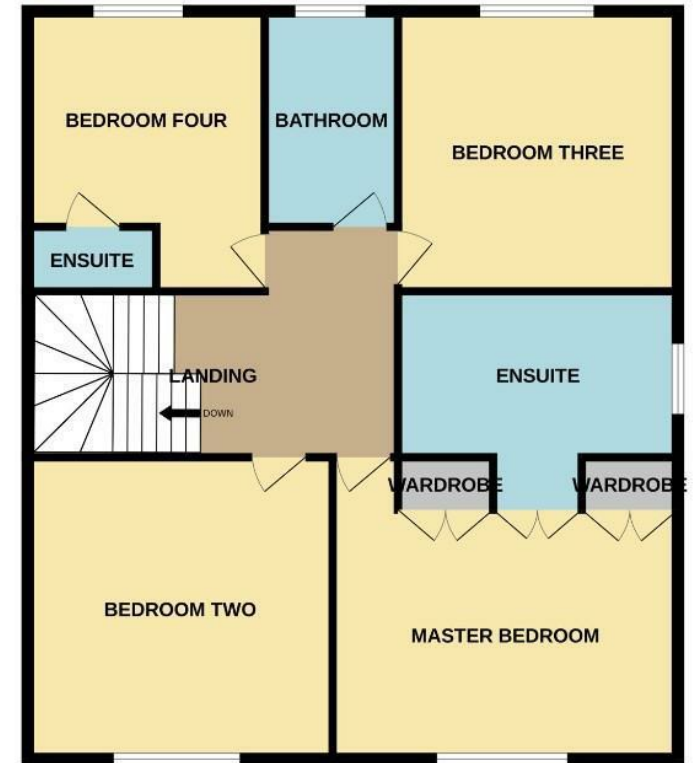
In brief the property comprises; a bright and spacious entrance hall leading through into the open plan living room/dining room, bar, snug, kitchen/diner, utility room and cloakroom. The first floor contains four double bedrooms, two with ensuite and the family bathroom. Externally the property has a gated gravelled driveway, along with garage /workshop providing secure off street parking. To the rear the property boasts approx. 1.8 acres of beautifully landscaped gardens including; a pond, patio areas, pergola, log shed and paddock.

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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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		36	62
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Entrance Porch**

Entrance porch leading into the main hallway, containing many original features with Victorian tiled floor, cast iron radiator, decorative leaded glass windows and neutral décor.

**Hallway**

Imposing and grand entrance hall leading through into the principle ground floor reception rooms, with stripped wood flooring, cast iron radiator and staircase leading to the first floor.

**Snug**

15'1" x 14'1"

Beautifully decorated room, providing ample space for furniture, retaining many original features with stripped wooden flooring and original fire place with decorative tiles and copper hood.

**Dining Room**

14'1" x 13'1"

The dining room provides ample space for a formal dining table and chairs. It has original stripped wooden flooring, panelled ceiling, cast iron fire place with feature surround and bay window overlooking the garden.

**Living Room**

17'4" x 14'1"

The main living room, open plan leading through to the dining room. Providing ample space for furniture, with original feature fire surround with inset multi fuel stove, and bay window overlooking the garden, with stunning views over towards Escomb.

**Bar**

12'5"x 9'6"

The separate bar is a great addition to the property, with original panelled walls and ceiling, parquet flooring, original Art Nouveau stained glass window and box window with French doors opening out into the garden.

**Kitchen**

15'1" x 13'1"

Fitted with a range of bespoke handmade shaker style wall, drawer and base units with solid wood worktops, splash backs and breakfast bar. Fitted with a Range cooker with overhead extractor, Belfast sink with mixer tap, integrated dishwasher and fridge. The kitchen has natural flag stone flooring and two windows to the front elevation providing plenty of natural light.

**Utility Room**

11'5" x 7'9"

The utility room contains a double Belfast sink, additional storage space, plumbing for a washing machine and wall shelves. Opaque window to the front elevation.

**Cloakroom**

Fitted with a low level wc and wash hand basin.

**Master Bedroom**

15'1" x 14'1"

The master bedroom is an impressive size with space for a king sized bed, further furniture, fitted with built in wardrobes and concealed access leading into the ensuite. There is a feature cast iron fire surround and window to the rear elevation.

**Ensuite**

11'5" x 12'0"

The ensuite has original wood flooring, half panelled walls, claw foot freestanding bath, WC, single shower and wash hand basin set within a vanity unit.

**Bedroom Two**

15'1" x 14'5"

The second bedroom is another beautifully presented double bedroom, with cast iron fire surround and stripped wood flooring.. Window to the rear elevation.

**Bedroom Three**

13'1" x 12'0"

The third bedroom is a spacious double bedroom with stripped wood flooring, feature cast iron fire surround, cast iron radiator and window to the front elevation.

**Bedroom Four**

11'1" x 10'2"

The fourth bedroom is a large double bedroom with stripped wood flooring, fitted wardrobe and access into the ensuite. Window to the front elevation.

**Ensuite**

7'6" x 2'11"

The ensuite contains a shower cubicle, WC and wash hand basin.

**Bathroom**

11'5" x 6'2"

The main family bathroom has tiled flooring and half panelled walls. Fitted with a freestanding clawfoot bath, wash hand basin, shower cubicle and WC.

**External**

Externally the property has a gated gravelled driveway along with garage /workshop providing plenty of secure off street parking. Whilst to the rear locates the impressive, meticulously maintained, landscaped gardens flourishing with well established flower borders, trees and shrubs. Stretching over approx 1.8 acres the garden includes pergola and patio areas for outdoor dining and entertaining enjoying undisrupted countryside views which extend for miles beyond the garden.

**Note**

The property is heated via a Bio Mass Heating System.















