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Ladywell House Hamsterley, Bishop Auckland, DL13 3PR

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Offers In Excess Of £490,000

A unique opportunity to purchase this substantial seven bedroomed detached property, located in the picturesque village of Hamsterley. Hamsterley is set between the Wear and Tees valleys on the edge of the North Pennines Area of Outstanding Natural Beauty. The village is close to the beautiful Hamsterley Forest with its four mile forest drive, children's play areas, forest and riverside walks. Bishop Auckland is a short distance away with further amenities including healthcare services, recreational facilities, retail stores, supermarkets, secondary schools and also an extensive public transport system which allows for access to not only the neighbouring towns and villages, but also to further afield; such as Darlington, Durham, Barnard Castle, Newcastle and York. This property is approx. 3.4 miles from the ever expanding Tindale Retail Park which boasts a large array of supermarkets, popular high street stores and restaurants.

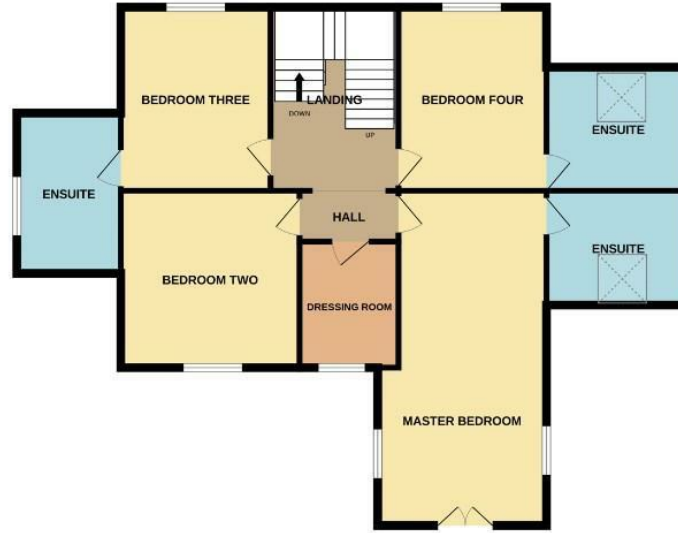
In brief the property comprises; a spacious entrance hall which leads through into the open plan living room/dining room which spans the length of the property, kitchen/breakfast room, home office, second reception room, gym, WC and laundry room. Stairs ascend to the first floor which contains four impressive double bedrooms three with ensembles and the dressing room. Whilst the second floor contains the two further bedrooms with study. Externally there is a split level garden, with raised stone patio ideal for outdoor furniture enjoying views of the surrounding countryside, along with a large open lawned garden and gravelled driveway providing off street parking for multiple cars.

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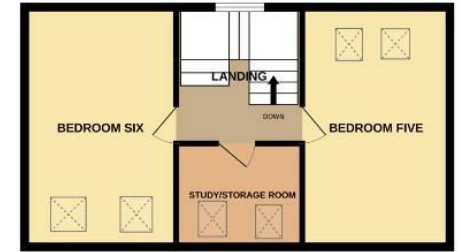
GROUND FLOOR



1ST FLOOR



2ND 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) A		87
(81-91) B		
(69-80) C	73	
(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	

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		
England & Wales	EU Directive 2002/91/EC	

LIVING/DINING ROOM

10'6" x 35'1"

The main reception room is spacious and bright, stretching the full length of the property with dual aspect windows, an inset multi-fuel burner, high quality oak flooring and plenty of space for both living and dining furniture. Patio doors lead out onto the enclosed rear garden.

KITCHEN DINING ROOM

9'6" x 23'0"

The kitchen/dining room has been fitted with high quality oak flooring, a modern range of wall, drawer and base units, complementing work surfaces, tiled splash backs, an integrated dishwasher, oven with hob and extractor fan. The dining area has ample space for a table with chairs whilst patio doors lead out onto the front patio.

UTILITY ROOM

8'6" x 3'3"

Utility room fitted with the boiler and providing space for washing machine and dryer.

RECEPTION ROOM

12'4" x 9'2"

The second reception room is located to the front with a large window providing plenty of natural light, ample space for furniture. This room could be used as an additional reception room, play/game room or a ground floor bedroom.

OFFICE

11'10" x 10'6"

The office is located to the rear of the property.

GYM

17'1" x 18'8"

A further reception room on the ground floor currently utilised a gym but could be used as a games room or further bedroom.

CLOAKROOM

Comprising a corridor with coat hooks and a marble designed low level 'Toto' WC with 'auto wash and seat heating

MASTER BEDROOM

23'0" x 10'6"

The master is an impressive size, with space for a king sized bed, additional furniture as well as patio doors and juliet balcony offering open views to the front.

ENSUITE

The ensuite is fitted with a large corner shower cubicle with glass surround, low level WC and wash hand basin.

BEDROOM TWO

12'2" x 12'2"

The second bedroom is another spacious double bedroom.

BEDROOM THREE

10'2" x 12'3"

The third bedroom is located to the rear with views over the garden and a private ensuite

ENSUITE

The ensuite comprises a low level WC, wash hand basin, Corner Fitted Large Bath with Jacuzzi and a large glass door corner shower.

BEDROOM FOUR

10'6" x 12'3"

The fourth bedroom is the final room located on the first floor, with views over the rear gardens and a private ensuite.

ENSUITE

Comprising low level WC and wash hand basin.

BEDROOM FIVE

11'0" x 16'5"

The fifth bedroom is an impressive double with ample space for a double bed as well as additional furniture, located on the second floor with two skylights to the rear.

BEDROOM SIX

9'6" x 16'5"

The sixth bedroom is another good sized double with skylight to the front and ample space for furniture.

STUDY/STORAGE ROOM

The study/home office located on the second floor with ample space for furniture and skylights to the front elevation.

EXTERNAL

The property has extensive views over the surrounding countryside and has large gardens. To the rear the garden has been laid to lawn with a drystone perimeter wall and a tall fence providing complete privacy, with well established bushes to one side, it leads to a locked private side storage area on one side of the house with gates at either end which leads out to the front patio. There is a level stone walkway around the edges of the house and leading to an external rear gate as well as gates to the front stone patio. The front of the house also includes a garden next to the driveway with Bushes for increased privacy as well as a raised stone patio with space for furniture.

PARKING

The parking to the front provides space for at least 5 cars.

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.







