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The Old School House Lynesack, Butterknowle, DL13 5QF

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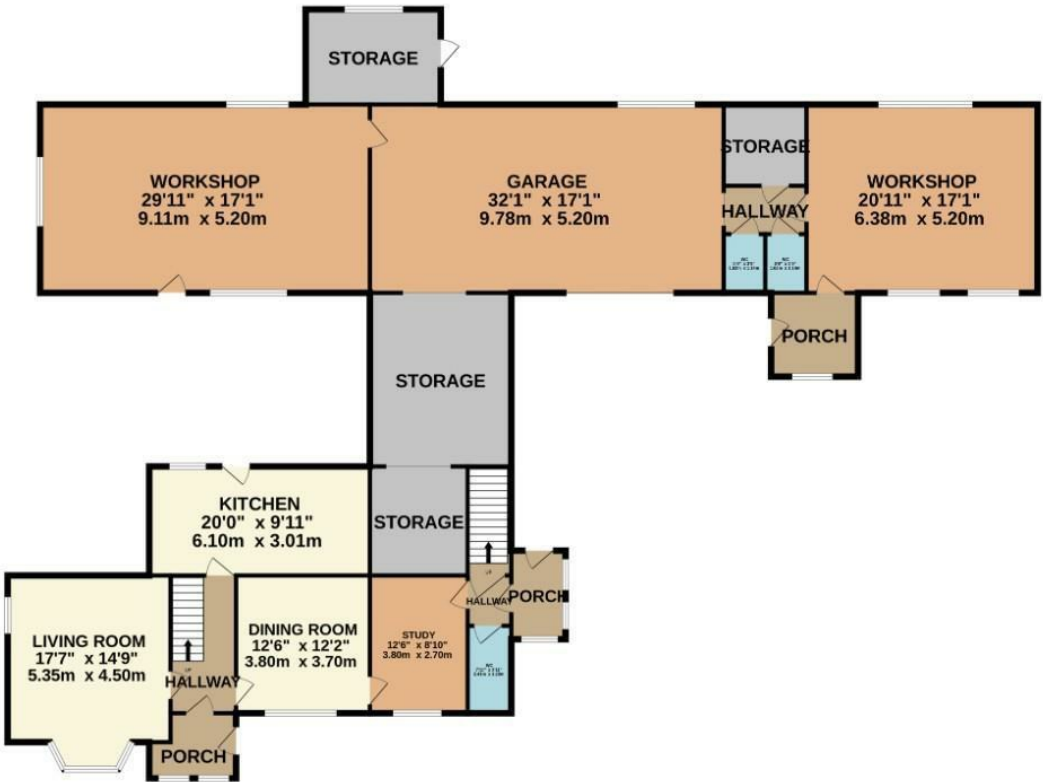
Price £700,000

The Old School House is a spectacular five bedroomed detached property offered to the market for sale perfectly positioned within the charming village of Lynesack, Butterknowle. First built in the 1850s, the property is bursting with rich history and original features from its time used as Lynesack Village School until its closure in the 1950s. Split over two deeds, this unique property provides a plenitude of options for potential purchasers due to; its separately accessed annexe which allows for multi-generational living, separate outbuildings with potential use as an Air B&B (subject to relevant planning) and commercial areas throughout the property available for business use. Set amidst rolling countryside fields, the two private, lawned paddocks provide fantastic outdoor space boasting an impressive orchard and natural fresh-water spring while offering stunning views over the tranquil village.

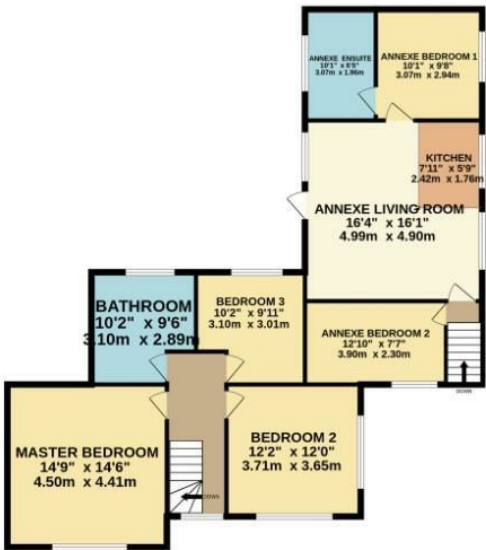
Nearby, Butterknowle has a range of local amenities available such as; a doctors surgery, village pubs and primary school. The close towns of Bishop Auckland and Barnard Castle provide access to further amenities such as supermarkets, cafés, restaurants, healthcare services and both primary and secondary schools. The A688 the A68 are approximately a ten minute drive away, leading to the A1(M) both North and South, ideal for commuters, whilst there is also an extensive public transport system through the villages allowing for access to the neighbouring towns.

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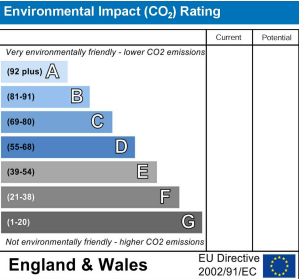
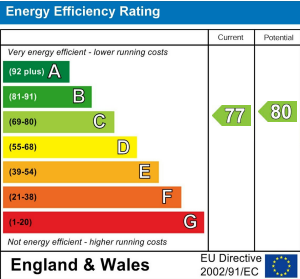
GROUND FLOOR



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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Entrance Hall

The welcoming entrance hall is located to the front elevation with feature stained glass door and ceiling beams leading in from the porch.

Living Room

A spacious living area with plenty of space for living furniture and benefits from an open fire with feature surround and large bay window to the front elevation which allows for ample natural light and a scenic open outlook.

Kitchen

The kitchen is fitted with a range of wood effect wall, base and drawer units with contrasting works surfaces, sink/drainier unit, integrated electric oven, hob and overhead extractor hood. There is a feature multifuel fireplace and space is available for further free standing appliances along with a dining table and chairs. Kitchen door leads into the rear garden.

Dining Room

The dining room is a well proportioned reception room with feature exposed stone wall and ceiling beams, open fire, plenty of space for furniture and large window to the front elevation.

Study

Currently utilised as a study, this additional ground floor room could also be used as a playroom.

Cloakroom

The ground floor cloakroom is fitted with a WC, wash hand basin and frosted window.

Master Bedroom

The master bedroom is a fantastic size with room for a king sized bed, further furniture and benefits from a feature decorative fireplace and large window to the front elevation which provides plenty of natural light.

Bedroom Two

Another spacious bedroom with contemporary decor which has space for a king-sized bed and further furniture along with dual aspect windows.

Bedroom Three

The third bedroom is a generous single room with plenty of space for furniture and window to the rear elevation.

Bathroom

The modern family bathroom is fitted with a panelled bath, corner shower cubicle, wash hand basin and frosted window to the rear elevation.

Annexe

The annexe is a separately accessed space accessed via a side elevation entrance porch with dual aspect windows.

Living Room/Kitchen

The annexe hosts an open-plan kitchen and reception room. A large, welcoming space with plenty of space for living and dining furniture which benefits from neutral decor and French doors to the side elevation. The kitchen is fitted with a range of wood effect wall, base and drawer units and sink/drainier with space for an undercounter fridge or freezer.

Bedroom One

The main annexe bedroom is a large single room with ample space for furniture, neutral decor and window to the rear elevation.

Ensuite

The ensuite to the main bedroom is fitted double corner shower cubicle with sliding door, wash hand basin and WC.

Bedroom Two

The second bedroom is another well-sized single room with plenty of space for furniture and window to the front elevation.

External

Externally, the property has gated access leading to the expansive courtyard allowing for ample parking. There is also roadside access with staircase leading to the front courtyard, a great space for outdoor seating and hosting. The south-facing front elevation garden is set over multiple tiers with a multitude of mature plants and shrubbery with spectacular countryside views. The large garage is fitted with an electric

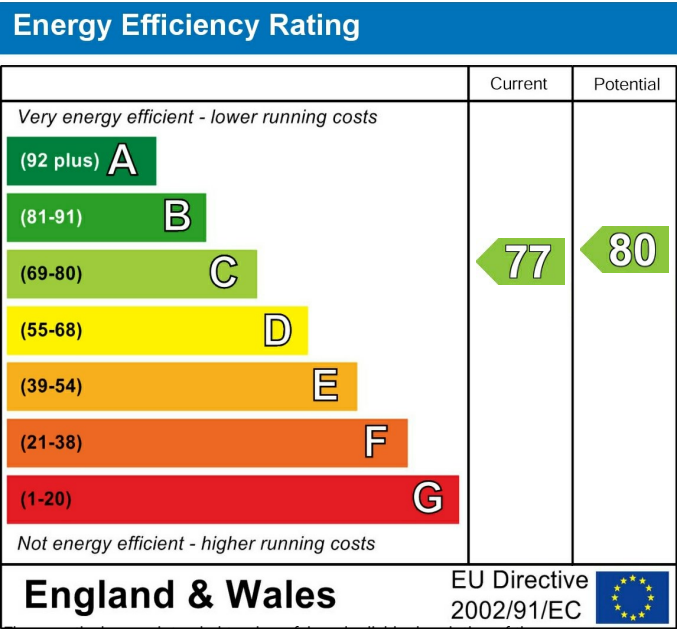
roller door with electric throughout. The property boasts an impressive landscape with an enclosed lawned garden with hedged borders and patio areas ideal for outdoor hosting to the side elevation. Furthermore, the property is equipped with two impressive paddocks with natural fresh-water spring, private orchard and storage shed.

COMMERCIAL SPACES

The property benefits from two commercial spaces which can be used to host businesses from within. With storage areas and cloakrooms.

OUTBUILDING

The property benefits from an additional stone-built outbuilding currently fitted with a sink/drainier unit with the potential to be changed into a further commercial space and used as an Air B&B (subject to planning).



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.



