



Wolfelee

The Fold, Burnopfield



SANDERSON
YOUNG





Wolfelee The Fold, Burnopfield, NE16 6AQ

A rare opportunity for a unique & individual stone built, detached dormer bungalow, circa 1955, with a beautiful mature garden site of approx. 0.59 acres, private driveway with parking for a number of cars and attached double garage, a drive through garage with two garage doors - FULL UPDATING AND MODERNISATION REQUIRED - NO UPWARD CHAIN

Wolfelee offers a great opportunity for a larger style 5/6 bedroom family home, with generous and versatile accommodation set over two floors - at present the house is designed with two self contained apartments, to the ground and first floor, having been adapted for two siblings to allow for independent living within the same property.

The house requires full updating and modernisation and has great potential as a larger style family home or modernised in its current configuration for multi-generational living.



Price Guide:

Guide Price £595,000

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Ground floor - Reception hallway with original wood parquet flooring, wood panelled walls and a cloaks cupboard | Cloakroom wc | Magnificent sitting room with parquet style flooring, superb open fire with a decorative stone fireplace, oak detail to the walls and an original recessed bar area | L-shaped formal dining room with wood flooring, a large picture window overlooking the terrace and garden, three smaller windows to the side, and a large storage cupboard | Fitted kitchen with a range of cabinets and a door to the garden | Two generous ground floor double bedrooms | Modern wet room/WC.

First floor - Internal staircase leading to the first floor | First floor landing | Large first floor sitting room with fantastic views towards National Trusts 'Cibside' and the Derwent Valley | Small kitchen | Large double bedroom with sliding door wardrobes to one wall and views to the Valley | Small bedroom with dressing room area | Bathroom with an original cast iron bath, WC and basin.

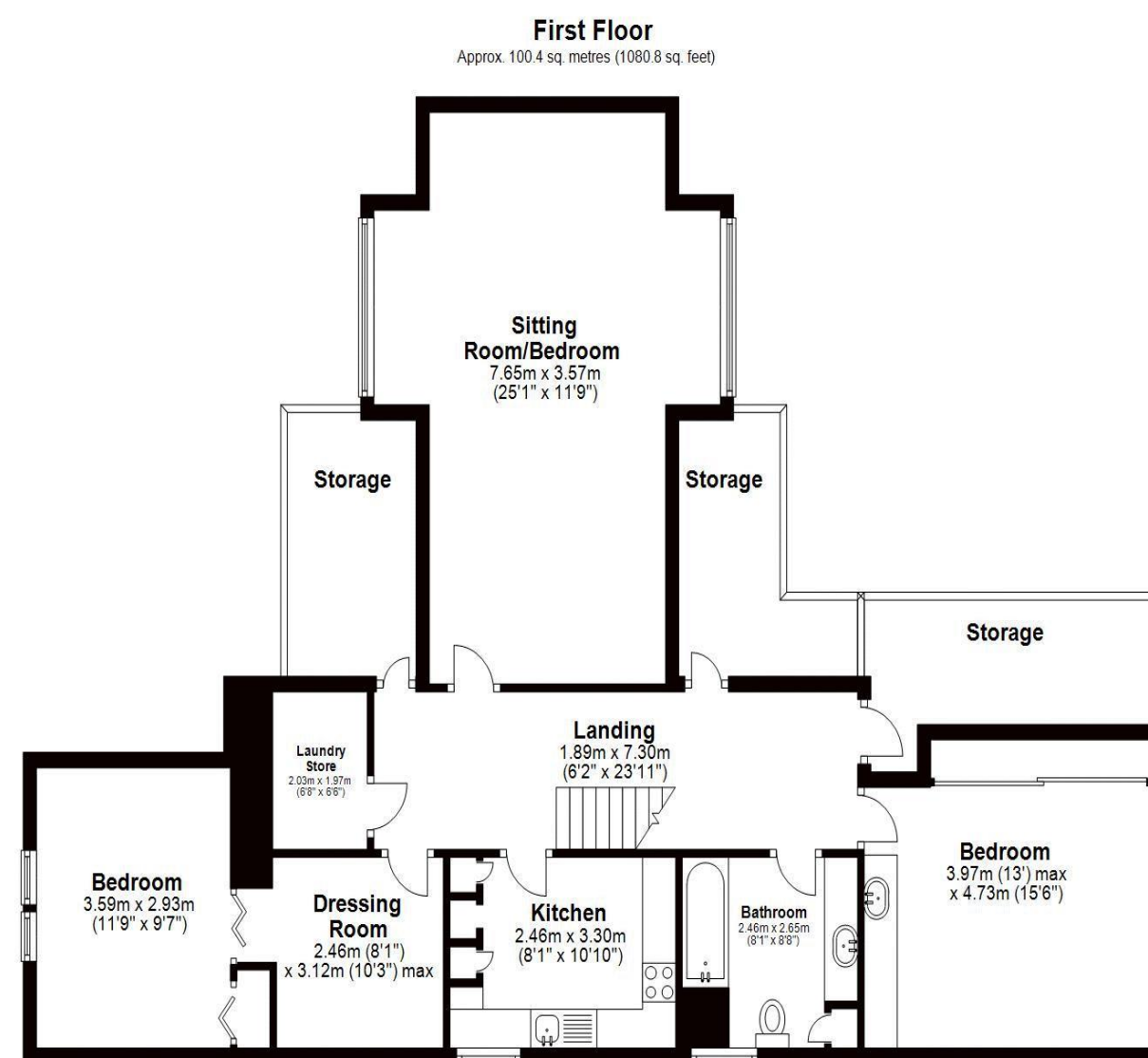
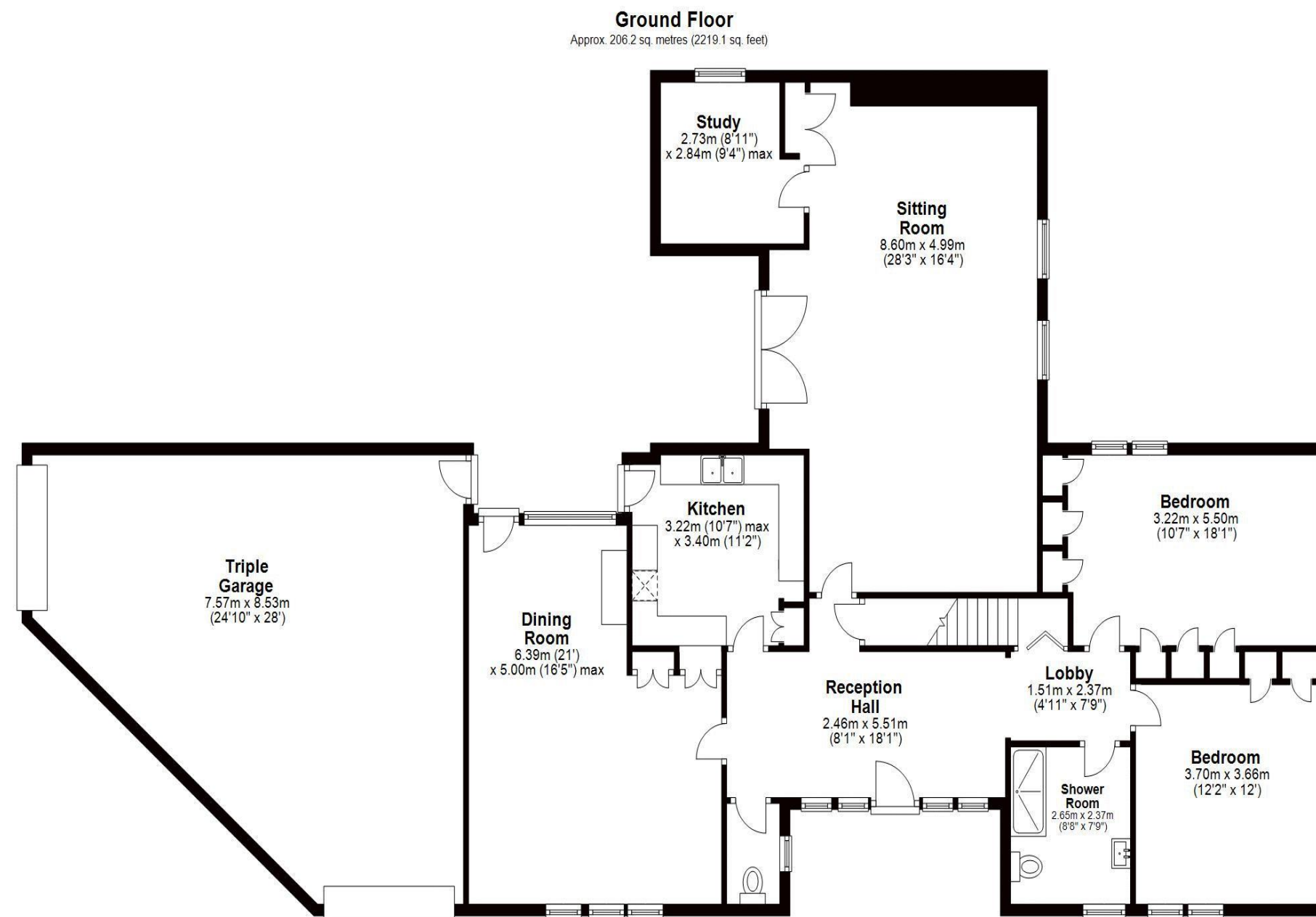


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Total area: approx. 306.6 sq. metres (3299.9 sq. feet)
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Externally - There is access from the garden into the large, attached double garage which has a flat roof and two separate up and over doors, almost providing a drive through garage | The stunning landscaped gardens extend to around 0.6 acres, with great privacy provided by the mature trees to the boundary, with extensive lawns and stone terrace seating area | Covered Summerhouse/barbecue area.

AGENTS NOTE - the property has foam insulation in the loft which may affect getting a mortgage/lending - potential buyers may need to proceed as a cash purchase.

Services: Mains electric, gas, water and drainage | Neighbours have access over driveway | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D

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