



The Byre, Glenmoor Farm

High Street, Low Pittington



SANDERSON
YOUNG





The Byre, Glenmoor Farm High Street, Low Pittington, DH6 1BE

The Byre at Glenmoor Farm is a super stylish and cleverly designed property which is situated within the rural village of Low Pittington. This architecturally designed home benefits from a large open plan kitchen/diner, spacious formal living room, three further reception rooms, four double bedrooms, four bathrooms, a stunning lawned garden and secure off street parking for multiple vehicles!

Glenmoor Farm was fully renovated and rebuilt in 1998 from what was a previous farmhouse and farm buildings. In 2014 the larger Glenmoor Farm was split into The Byre and The Farmhouse, and The Byre now offers uniquely designed superb accommodation set over two floors. The property is set back from the High Street of Low Pittington and enjoys a private and spacious plot within the village.

Low Pittington is a highly desirable village which offers easy access to good local amenities including a church and village hall, post office, shops, and Pittington Primary School. Ideally located, the property is only 4 miles from Durham City Centre with its excellent rail links and shops, as well as being close by to excellent road links for access into Sunderland and Newcastle City Centre. Newcastle International Airport is approximately 30 minutes drive away.

Price Guide:

Offers Over £835,000









There are also many rural walks right from the front door, with Pittington Hill offering excellent views of the Cheviots to the north and North Yorkshire Moors to the south, as well as Durham Cathedral, The Angel of the North and Penshaw Monument.

The internal accommodation comprises: Entrance lobby | Grand entrance atrium hall with bespoke spiral staircase leading to the first floor | Study overlooking the gardens | Cloakroom | Downstairs WC | Separate snug | Garden room with glazed French doors onto the rear gardens | Utility room | Boot room | Fantastic open plan kitchen/family room with vaulted ceiling | The kitchen benefits from bespoke modern cabinetry and integrated appliances throughout | Spacious lounge/dining room with feature Inglenook fireplace and a recently installed Burley log burner, exposed beams and westerly facing windows bringing in plenty of natural light | Study with access to a second downstairs WC and integral access into the double garage | Second staircase to first floor.

The primary staircase leads up to the first floor galleried landing and onto two bedrooms | Bedroom one is a large master suite with walk in dressing room and an excellent refitted four piece ensuite | Bedroom two is a further double | Separate refitted shower room/WC | The secondary staircase leads to two further double bedrooms | Bedroom three is a good sized double bedroom with separate bathroom/wc | Bedroom four is a lovely double bedroom with vaulted ceiling and ensuite shower room/wc.



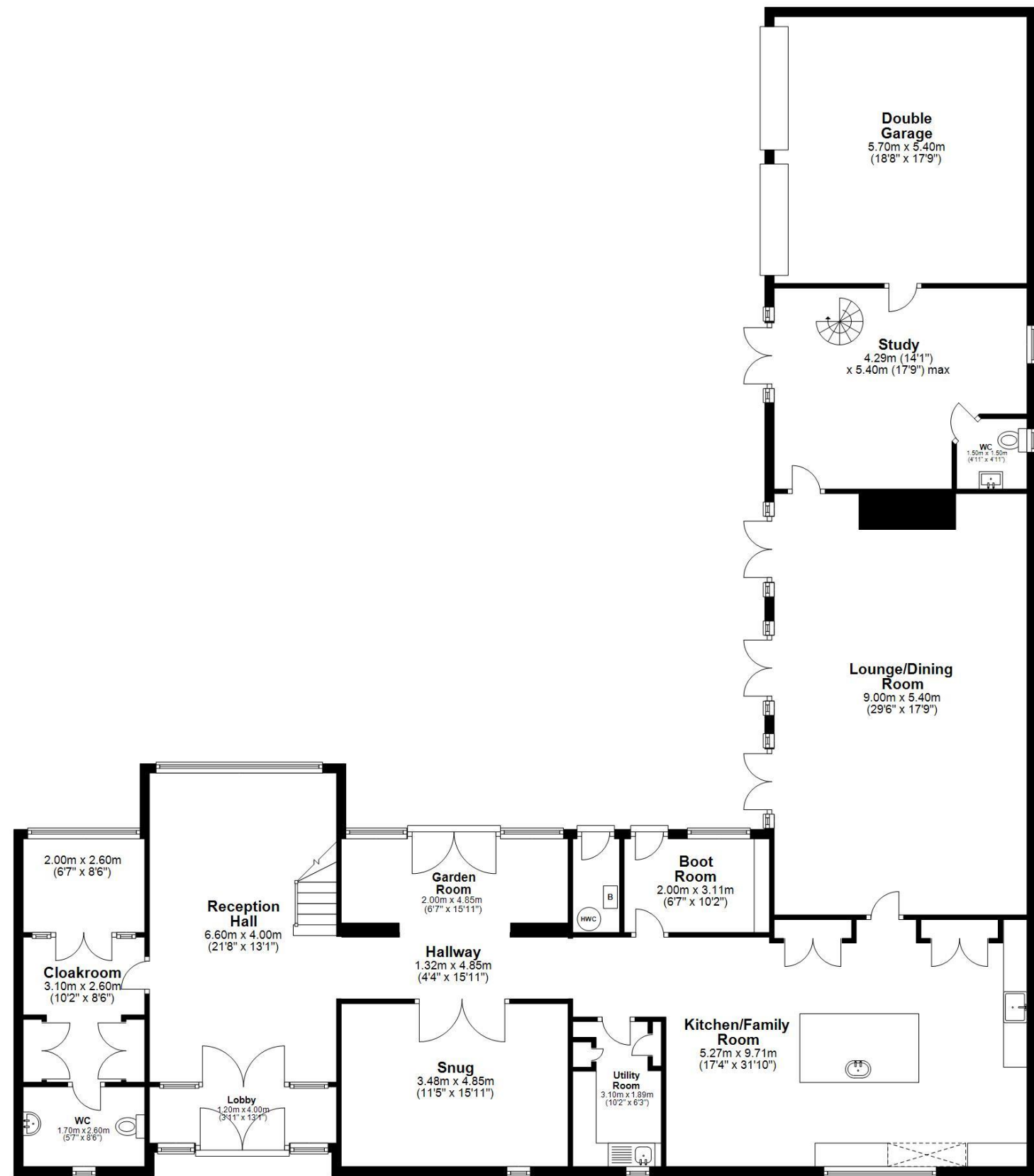
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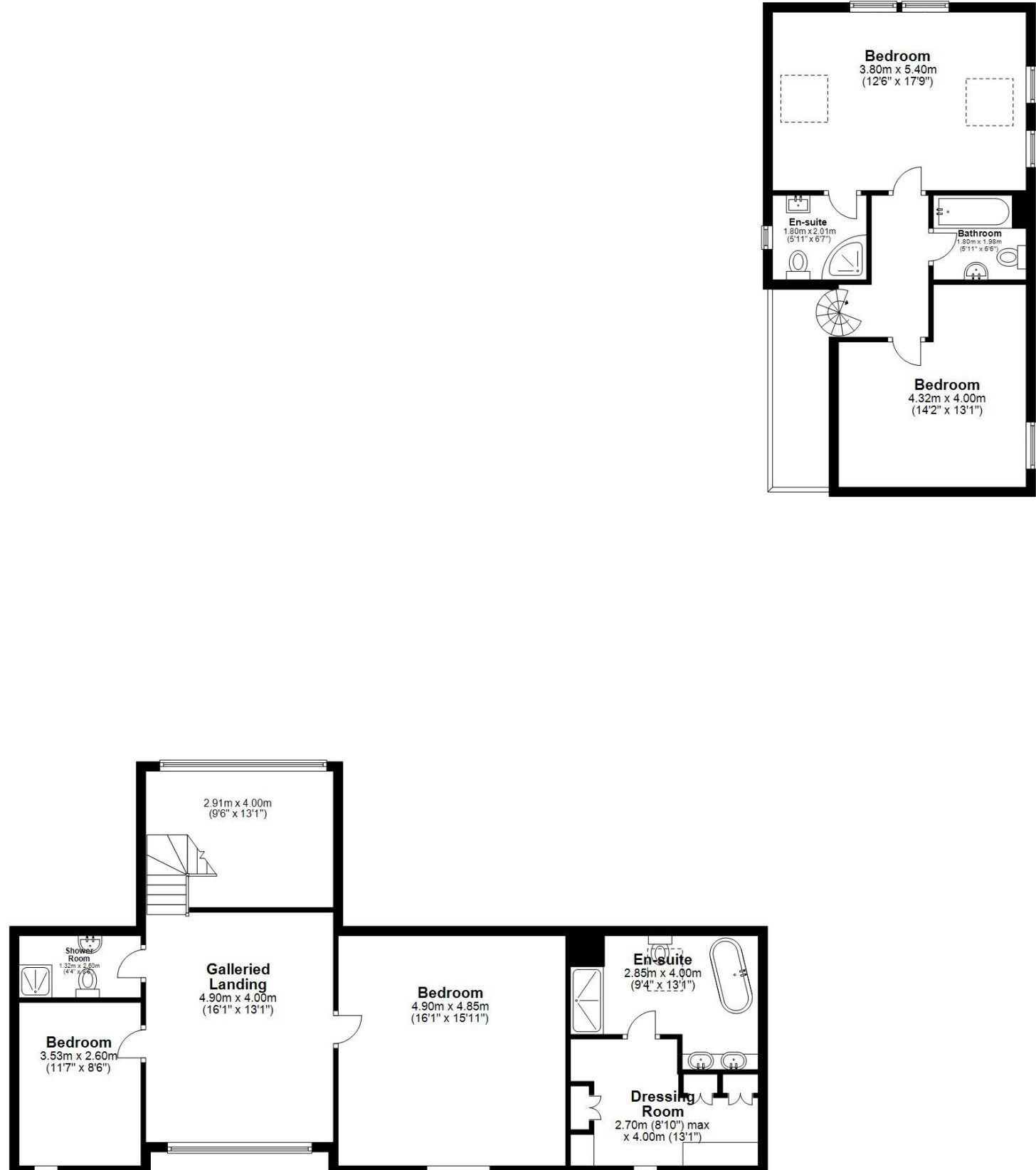




Ground Floor
Approx. 243.8 sq metres (2624.6 sq. feet)



First Floor
Approx. 137.7 sq metres (1481.9 sq. feet)



Externally, The Byre enjoys a beautiful north west facing lawned garden which is well stocked with mature trees and shrubbery, as well as walled boundaries offering a great degree of privacy | Sun terrace with westerly aspect which is ideal for alfresco dining and outdoor entertainment in the warmer months | Gravelled driveway offering off street parking for multiple vehicles with separate gate into the formal gardens | Integral double garage with two Hormann electric roller door.

Beautifully presented throughout, the property benefits from a gas central heating system and a hot water boiler which was replaced in the last couple of years, with underfloor heating to the majority of the ground floor. The property also benefits from super-fast broadband.

Early viewings are deemed absolutely essential to appreciate the quality of accommodation on offer.

Service: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band H | Energy Performance Certificate: Rating TBC

Total area: approx. 381.5 sq. metres (4106.6 sq. feet)
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