



Garden Cottage

Woodlands Hall



SANDERSON
YOUNG





Garden Cottage

Woodlands Hall, Knitsley, DH8 9EY

Beautifully Presented & Well Extended Stone Built Barn Conversion Boasting a Stunning Refitted Kitchen, Fantastic Extended Living Room, Three Double Bedrooms, Two Impressive Bathroom's, Immaculate Gardens, Garage & No Onward Chain!

Garden Cottage is ideally located within the highly desirable Woodlands Hall Estate, near the popular rural village of Knitsley. The estate is accessed via an impressive stone pillared entrance with a shared tree lined driveway approach to the eight properties that make up the estate. Woodlands Hall was originally built in 1779 and was built by Robert Adam, for the renowned landscape designer Thomas White, a pupil of Capability Brown, responsible for landscaping many great properties in the North-East and Scotland including Gosforth Park and Scone Palace. Garden Cottage is a delightful country dwelling within a small community of properties that once served the estate of Woodlands Hall, and many of the names of these properties reveal their past function with a Forge, The Dairy House and The Coach House.

Price Guide:
Offers in Excess of £549,000

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Knitsley is within a rural setting, lying south of Consett, within the Durham Dales and close to the North Pennines, an Area of Outstanding Natural Beauty. Close by is the village of Lanchester, an active community with multiple pubs, churches, schools, a post office and a number of amenities. The local town of Consett has also a range of shops and facilities.

The characterful accommodation comprises: Spacious entrance hallway with staircase leading up to the first floor | Stunning refitted open plan 'Omega' kitchen with a range of integrated appliances throughout, modern worktops & cabinetry, large central island, recessed lighting and benefitting from underfloor heating | Living room with log burning stove | Large glazed extension with underfloor heating and beautiful floor to ceiling glazed sliding doors onto the rear yard | Impressive ground floor wc.

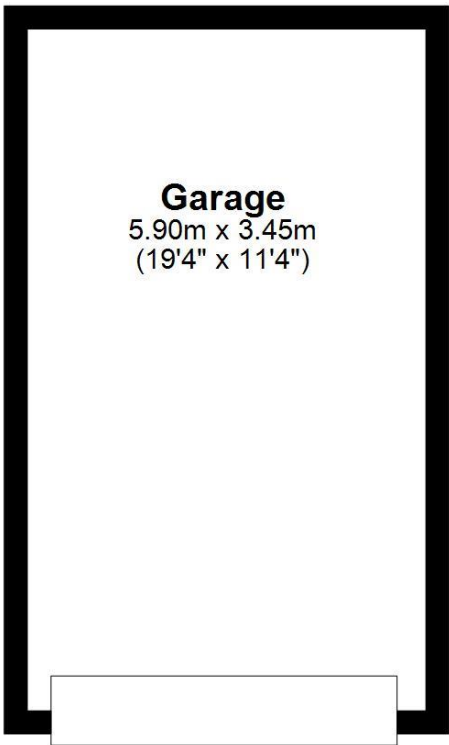


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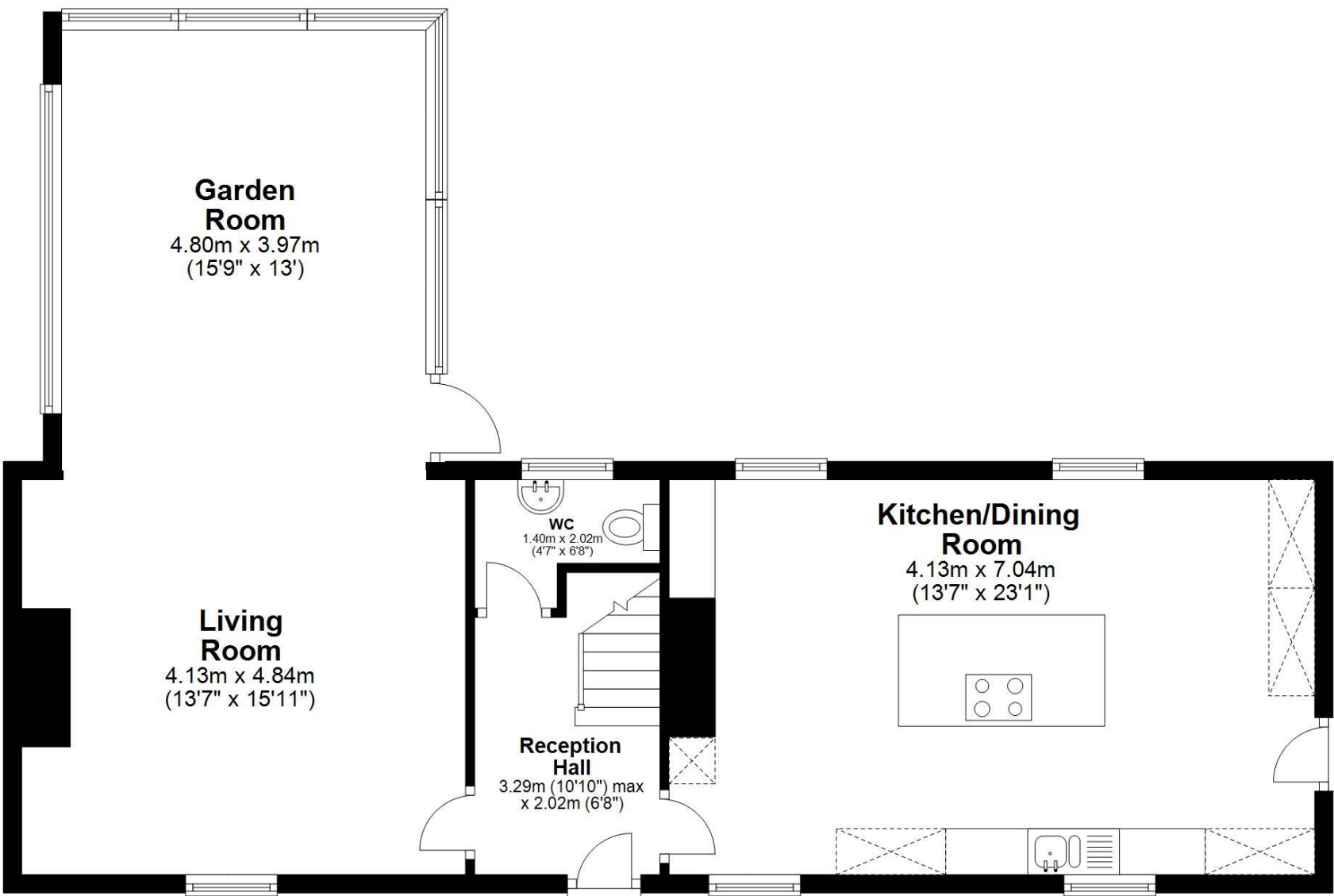




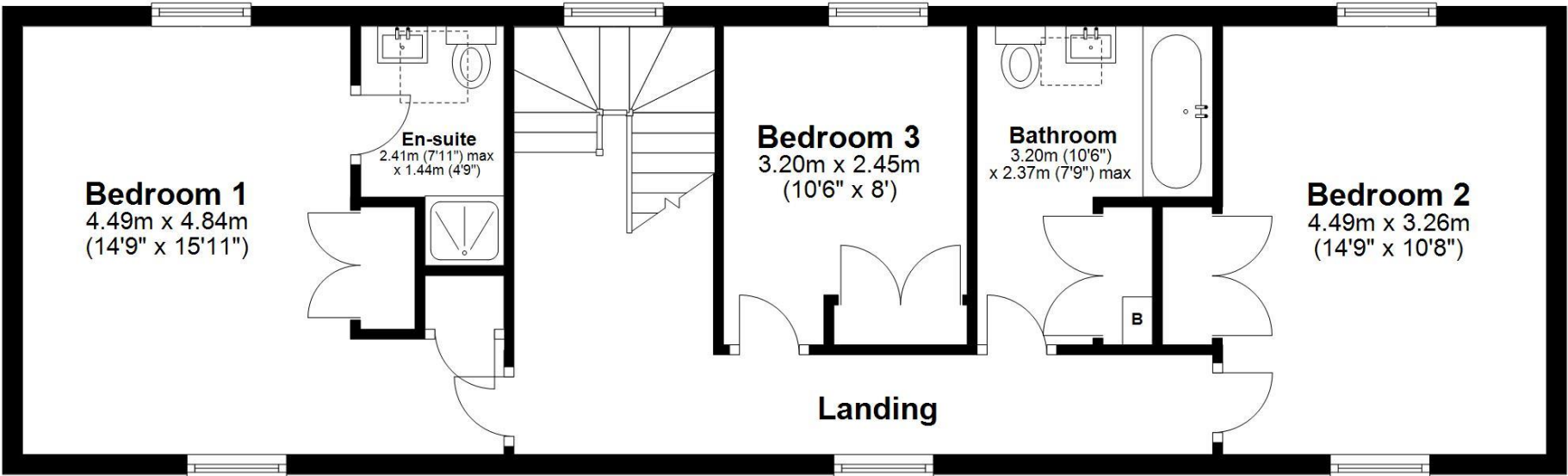
Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 20.3 sq. metres (218.9 sq. feet)



Ground Floor
Approx. 78.9 sq. metres (849.6 sq. feet)



First Floor
Approx. 65.9 sq. metres (709.5 sq. feet)



Main area: Approx. 144.8 sq. metres (1559.0 sq. feet)
Plus garages, approx. 20.3 sq. metres (218.9 sq. feet)

Garden Cottage, Woodlands Hall, Knitsley, -



The staircase then leads up to the first floor landing and give access onto three bedrooms | Bedroom one is a substantial double bedroom which benefits from dual aspect views over the front and rear | Ensuite shower room presented to an immaculate standard with Villeroy & Boch fittings | Bedroom two is a further generous double | Bedroom three is a smaller double, currently utilised as a handy study | The family bathroom is accessed just off the first floor landing and is an equally as impressive four piece suite, again with Villeroy & Boch fittings.

Externally, the property benefits from a single garage within the communal areas of the development, as well as space for parking for two vehicles | To the front of the property is its own private lawned garden, as well as a raised up paved patio area to enjoy the sun in the warmer months.

Extremely rare to the market, and offering a complete turnkey opportunity, this fantastic stone built home is available to the market with no onward chain, and early viewings are deemed absolutely essential to fully appreciate the quality of accommodation on offer!

Services: Mains electric, water. LPG Heating. Private drainage | Tenure: Freehold | Energy Performance Certificate: Rating TBC | Council Tax: Band E



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