



Vigo House

Vigo Lane, Birtley





Vigo House

Vigo Lane, Birtley, Chester le Street DH3 2ET

Beautifully Renovated Detached Family Home Boasting Four Bedrooms, Including a Stunning Primary Suite, Four Bathrooms, Open Plan Kitchen/Diner, Three Reception Rooms, Integral Double Garage and Situated on an Impressive 0.75 Acre Plot!

The Grade II listed Georgian house, believed to date from 1810 and formerly part of Lord Lambton's estate, has been tastefully renovated to an extremely high standard throughout, and now offers a wonderful turnkey opportunity for any prospective purchaser.

Vigo House is ideally located within the village of Birtley, and boasts excellent transport links nearby, with the A1 situated only a 1 minute drive away offering easy access both into Newcastle City Centre and Durham.

Price Guide:
Offers Over £925,000

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Boasting in excess of 4,500 sq/ft, the internal accommodation comprises:

Ground Floor: Spacious entrance hallway with tiled flooring and staircase to first floor | Fantastic open plan kitchen/diner, boasting modern cabinetry and granite worktops, large central island, integrated appliances throughout and two pantry cupboards | Separate utility room | Ground floor WC

Front living room offering a feature period fireplace, dual aspect sash windows and beautiful tall ceiling | Equally as impressive snug/living room to the rear, also with dual aspect windows and feature period fireplace with log burning stove insert | Generous dining room | Double garage with electric up and over door

First Floor: Primary bedroom suite offering a substantial double bedroom with two ensuite bathrooms, one with free standing tub and the other with a large walk in shower, as well as a fantastic walk in wardrobe | Bedroom two is a further large double situated to the front of the property, and benefits from an ensuite shower room/wc

Bedrooms three and four are further generous double rooms

The family bathroom is accessed just off the landing and offers a luxurious three piece suite



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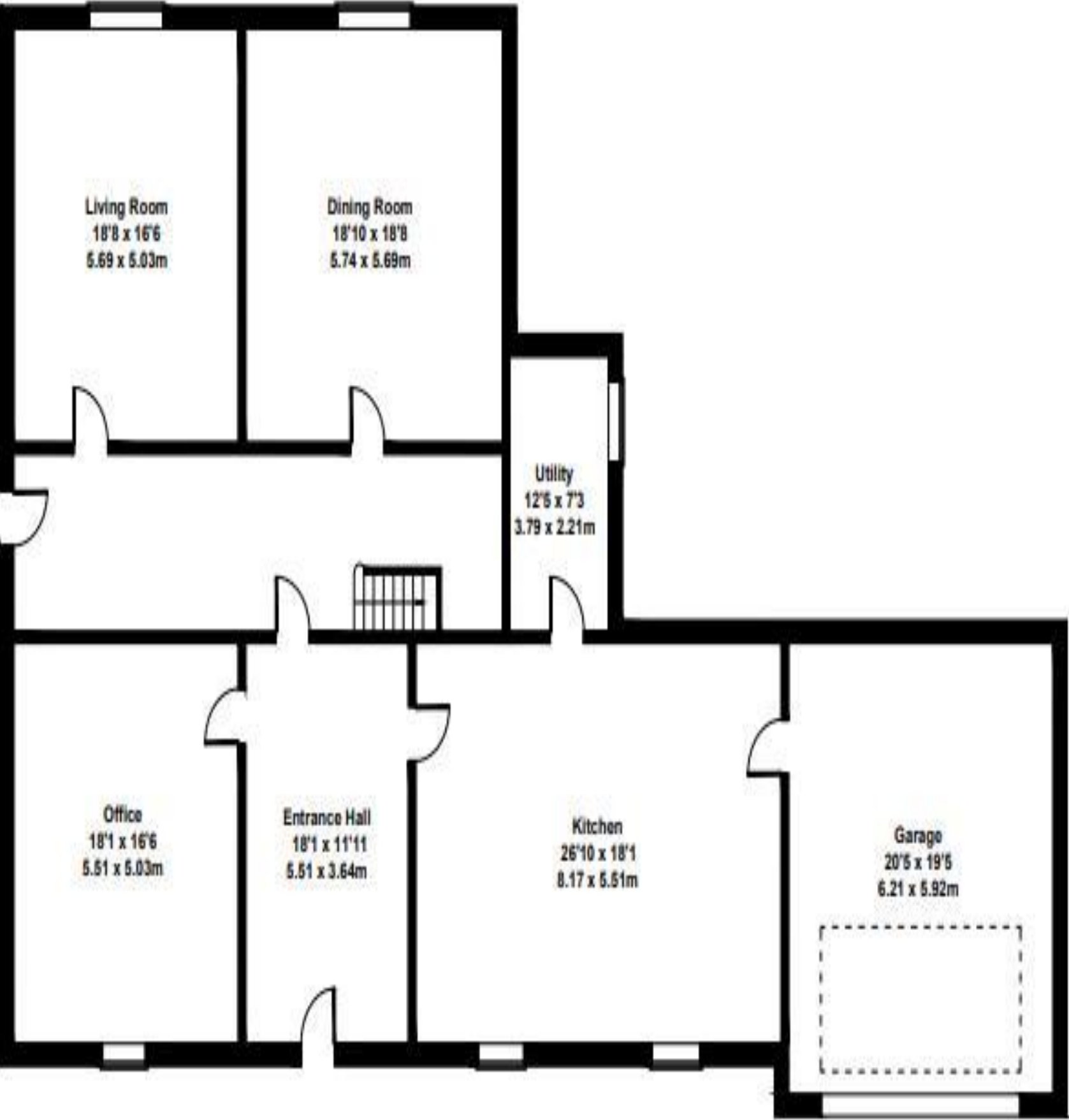




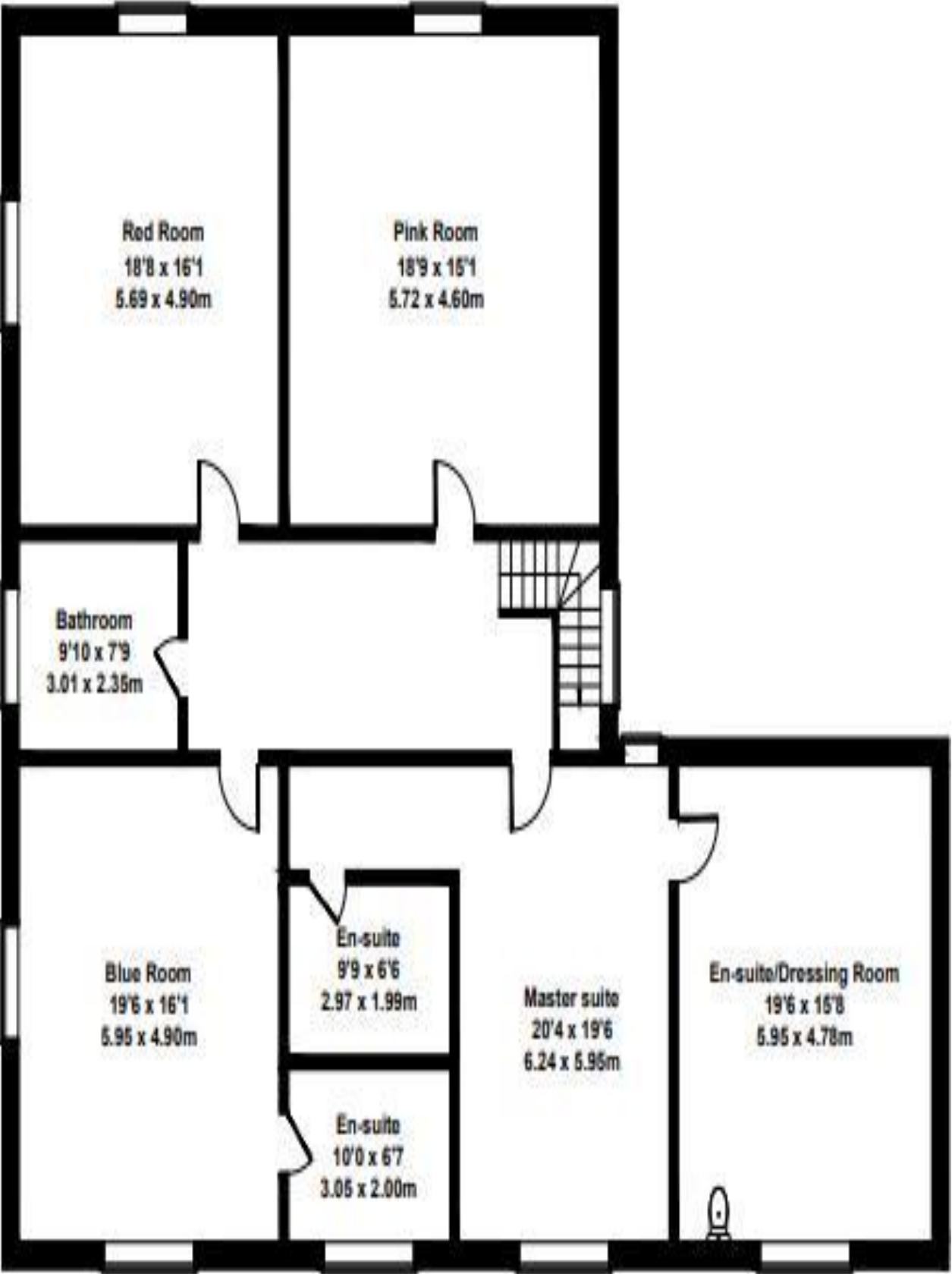


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Approximate Gross Internal Area
4521 sq ft • 420 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Externally, Vigo House is approached via a stone pillared entrance with secure electronic gated access through to an impressive driveway leading up to the house.

The property sits on a fantastic 0.75 acre plot and the gardens, which wrap around the entirety of the house, are laid partially to lawned areas, as well as various paved patio terraces perfect for enjoying the sun in the warmer months. The borders are mature and well stocked, offering a great degree of privacy.

The property has been vastly improved in recent years, with works including full rewiring to the latest regulations, a brand new central heating boiler, a brand new German technology water heating system, full refurbishment of all bathrooms/kitchen and decoration throughout, replacement of all windows with traditional Box Sash windows with weights and cords, and repointing of the property amongst many others.

Vigo House now offers an incredible period family home that has been sympathetically restored to the modern way of living, and early viewings are strongly encouraged to truly appreciate the size and quality of accommodation on offer!

Services: Mains electricity, water & drainage | Oil central heating | Tenure: Freehold | Council Tax Band: G



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rare!
From Sanderson Young