



Homeleigh House, Beeches Lane, Castleside, Consett, DH8 9QR
Offers Over £695,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

Homeleigh House is an impressive four-bedroom detached house in a private setting on the outskirts of Castleside.

- Stone built detached family home
 - Beautiful countryside views
- Open plan kitchen and living space
- Four double bedrooms, one with a balcony
 - Three bathrooms
 - Integral double garage
- Energy Performance Rating C 72

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www.vickersandbarrass.co.uk

LOCATION

The property is located on the outskirts of the village of Castleside. The village has its own primary school whilst a wider range of schools, shopping and recreational facilities can be found at Consett approximately 2.5 miles away.

For the commuter, Castleside sits on the A68 providing links to Edinburgh and down to Darlington. A National Rail Station can be found at Newcastle along with an International Airport.

What3words ///cult.opposite.honeybees

DESCRIPTION

Electric wrought iron gates open to a private driveway with parking for multiple vehicles. Homeleigh House is an imposing property set over three levels with stone steps leading up to the front door. The entrance hallway has a cloakroom and a door opens to the left with stairs down to the ground floor with open plan kitchen and living space with panoramic views over the countryside surrounding the property and French doors opening to a patio area. The kitchen comprises range of oak wall and base units with granite worktop and Belfast sink, range style stove and useful kitchen island. The kitchen has a tiled Travertine floor and space for dining furniture making a great space to entertain guests. From the kitchen a door opens to a second entrance hall with utility room comprising wall and base units with a marble worktop and a one and a half bowl sink. The Worcester combi boiler is housed in the utility room also. There is a store room/office space with useful understairs cupboard.

Returning to the entrance hallway a half staircase rises to a dining room with double doors opening to a large and spacious sitting room with dual aspect views to the front of the property and to the rear from

the square bay window. The room has a beautiful stone fireplace with electric stove. Returning to the dining room a further door opens to a large double bedroom, the room enjoys a dual aspect to the side and rear of the property and boasts a balcony perfect for enjoying the far-reaching countryside views.

From the dining room stairs rise to the second floor with the master suite boasting beautiful views of Watergate Burn to three sides of the property. The master suite has a walk in dressing room with fitted wardrobes and shelves and an en suite bathroom with tiled floor, bath, separate shower, WC and wash hand basin. There is a second en suite double bedroom on the third floor with views to the rear of the property. The en suite comprises a double shower, WC and wash hand basin. The third double bedroom on this floor enjoys views to the front of the property. There is also an airing cupboard on the second floor landing.

Externally, to the front of the property stone steps lead up to a lawned area. There is a double garage with electric up and over doors. To the side of Homeleigh House there a paved patio area perfect for outdoor seating whilst to the rear of the property there are useful kennels.

SERVICES

The property is served by mains electricity, mains water, mains gas and has a septic tank drainage system.

COUNCIL TAX BAND

Durham County Council Tax Band G.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 72.

MATERIAL INFORMATION

It is understood that a standard and superfamily broadband connection is available at the property and that there is generally good mobile phone signal in the area.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.



VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – February 2024
Photographs taken – February 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.



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Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any



time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

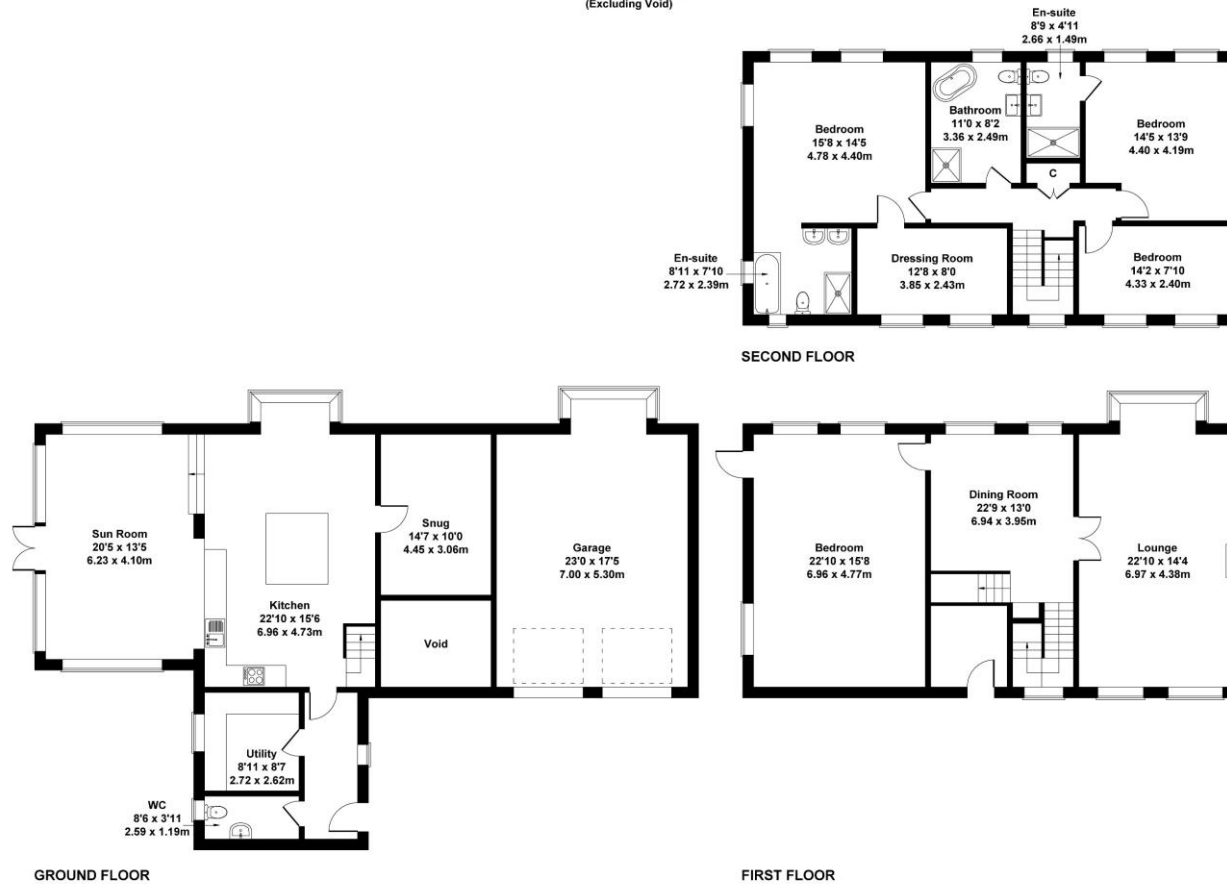




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Homeleigh House

Approximate Gross Internal Area
3477 sq ft - 323 sq m
(Excluding Void)



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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