



Ouston House, Ouston Lane, Chester-Le-Street

£1,250,000

- **RARE SUPERB 6 BEDROOM LATE GEORGIAN/EARLY VICTORIAN DETACHED COUNTRY MANSION**
- **ACCESSED BY REMOTE ELECTRIC GATES ONTO LONG GRAVEL DRIVE**
- **HAS UNDERGONE A COMPLETE "BACK TO BRICK" RECENT RENOVATION INCLUDING BESPOKE INTERIOR DESIGN AT SIGNIFICANT COST**
- **SET IN BEAUTIFULLY PRIVATE MATURE LANDSCAPED GROUNDS CIRCA ONE ACRE**
- **PLANNING APPROVAL PENDING TO CONVERT SEPARATE DETACHED COACH HOUSE WITHIN GROUNDS INTO A 3/4 BEDROOM DETACHED HOUSE OF AROUND 1470 SQUARE FOOT**
- **COULD BE AVAILABLE WITH ALL NEW FURNITURE, ARTWORK, TV'S & APPLIANCES IF NECESSARY**

RARE SUPERB 6 BEDROOM LATE GEORGIAN/EARLY VICTORIAN DETACHED COUNTRY MANSION - SET IN BEAUTIFULLY PRIVATE MATURE LANDSCAPED GROUNDS CIRCA ONE ACRE - ACCESSED BY REMOTE ELECTRIC GATES ONTO LONG GRAVEL DRIVE - PLANNING APPROVAL PENDING TO CONVERT SEPARATE DETACHED COACH HOUSE WITHIN GROUNDS INTO A 3/4 BEDROOM DETACHED HOUSE - HAS UNDERGONE A COMPLETE "BACK TO BRICK" RECENT RENOVATION INCLUDING BESPOKE INTERIOR DESIGN AT SIGNIFICANT COST - COULD BE AVAILABLE WITH ALL NEW FURNITURE, ARTWORK, TV'S & APPLIANCES IF NECESSARY - ABSOLUTELY STUNNING ENTRANCE HALL WITH GEORGIAN STYLE STAIRCASE & GRANITE FIREPLACE - IMPRESSIVE PREP KITCHEN + SEPARATE SHOW KITCHEN WITH BEAUTIFUL ISLAND & OPEN PLAN DINING ROOM LEADING OFF - STUNNING FORMAL DRAWING ROOM WITH GRANITE OPEN FIRE AND WONDERFUL BAY WINDOW - IMPRESSIVE HOME OFFICE SUITE WITH OWN RECEPTION LEADING OFF INCLUDING BARREL VAULTED CEILING - WONDERFUL TV/CINEMA ROOM WITH MEDIA WALL & REMOTE FIRE - BREATHTAKING MASTER BEDROOM WITH MEDIA WALL & BARREL VAULTED CEILING & BEAUTIFUL EN SUITE LEADING OFF - PRIVATE COURTYARD TO REAR WITH OUTBUILDINGS, 32x8ft CABIN WITH ELECTRICS, SUN DECK & SPACE FOR HOT TUB - FIBRE BROADBAND NETWORKED AND BOOSTED THROUGHOUT HOME - PERFECT COMMUTER LOCATION; LOCATED 5 MINS OFF A1; 5 MINS TO CHESTER LE ST; 10 MINS TO WASHINGTON; 10 MINS METRO CENTRE; 15 MINS TO SUNDERLAND; 15 MINS TO NEWCASTLE; 15 MINS TO DURHAM; 20 MINS TO NEWCASTLE AIRPORT - NO CHAIN ... Good Life Homes are delighted to bring to the market an exceptional home of considerable quality within close commuting distance of all the north east key centres yet tucked away and set within private and mature grounds of around one acre accessed by remote electric gates. This attractive English country mansion house is believed to date back to around 1820 and shows classic late Georgian early Victorian design cues. Benefiting from a complete and thorough back to brick recent renovation with stylish interior design, the property now offers new owners a beautifully modern, rare home, of around 4300 square foot plus the potential to convert a detached coach house sat within the grounds, which has planning approval pending to create an attractive 1470 square foot stylish 3/4-bedroom additional home or guest home. Internally, this impressive home is really something to behold and includes all of the key features required for a modern quality family residence whilst retaining sympathy for the period and an uncompromising focus on interior design styling. The property may be available with a complete furniture package if required including all artwork, furniture, appliances, media etc if this is something which interests potential buyers and certainly offers convenience to create a "ready to go" home. Accommodation briefly comprises; private grounds of around one acre, main property of around 4300 square foot, Coach House conversion of around 1470 square foot, entrance porch, entrance hall, drawing room, cinema/tv room, office suite including further reception, bathroom, prep kitchen, main show kitchen and dining room, cellar, 6 double bedrooms, bathroom plus en suite to master bedroom. Private courtyard to rear with outbuildings, large cabin, detached coach house. A stunning, attractive and unique home of considerable style, viewing arrangements can be made by contacting our local office on 0191 5656655 or emailing the branch manager direct on ginab@goodlifelifehomes.co.uk in or out of normal working hours.

ACCOMMODATION

ENTRANCE PORCH

Attractive stone entrance porch with traditional tiling to floor and walls. Wood panelling and partially glazed door into entrance hall.

ENTRANCE HALL 16' 8" x 16' 0" (5.08m x 4.87m)

Stunning entrance hall with original renovated Georgian style staircase, black granite fireplace for decorative purposes, quality LVT rigid core commercial grade flooring professionally laid in herring bone pattern and which continues throughout large parts of the ground floor. Period style panelling to walls plus a feature wall with exposed brick. uPVC double glazed window front facing. Column radiator. Recessed LED lights to ceiling. Doors leading off to Rear Hallway, Formal Drawing Room, TV/Cinema Room.

FORMAL DRAWING ROOM 21' 7" x 16' 0" (6.57m x 4.87m)

Beautiful grand room with deep pile carpet flooring, fabulous central chandelier and matching wall lights (all with dimmer controls) black granite fireplace, magnificent uPVC double glazed bay window with views over the grounds, impressive period style wall panelling and stylish exposed brick, original coving to high ceilings. Column radiators. Doors leading off to Entrance Hall and Kitchen/Dining Room.

CINEMA/TV ROOM 18' 6" x 17' 5" (5.63m x 5.30m)

Impressive panelled walls finished in Farrow & Ball "Downpipe" for stunning effect with built-in media wall comprising space for 65INCH flat screen smart tv and remote plasma fire. The recessed display shelving include remote control variable mood lighting to further enhance the ambience. Deep pile carpet. Dimmer controlled LED recessed lighting. Column radiator. uPVC double glazed bay window with views over the grounds. Door leading off to Entrance Hall. Doorway leading off to Office Suite and Reception Lounge.

RECEPTION LOUNGE AND OFFICE

17'7" x 11'7" Reception 10'0" x 11'6" Office This space was designed to create the most beautiful home office linked via glass crittal-style double doors to a comfortable reception lounge where you can work, relax or meet visitors. A rare and impressive barrel-vaulted ceiling is accentuated with an exposed feature brick wall and an open chimney breast with electric socket point provides an additional focal point. Period style panelling to walls. LVT style flooring throughout. There are 3 uPVC double glazed windows in these rooms allowing lots of light into the space and all offering lovely views over the grounds. Two large bare metal column radiators. The office area also offers extra socket points including usb charging points. Open doorway to Rear Hallway.

REAR HALLWAY

Continuing with the flow of LVT style flooring, recessed LED lighting and period wall panelling. uPVC double glazed window. 2 Column radiators. Operating as an access hallway to Office, Bathroom, Prep Kitchen, Cellar/Boiler Room, Entrance Hall, Kitchen/Dining Room, Rear Staircase.

BATHROOM 8' 3" x 6' 7" (2.51m x 2.01m)

Continuing with LVT style flooring. Exposed brick wall with large built-in mirror. uPVC double glazed window. Designer black sink bowl mounted on matching drawer unit with matching designed style flush mounted tap. Designer style black WC with concealed cistern and matching flush. Designer style shower cubicle in glass with black frame and matching waterfall shower plus separate hand held shower and flush mounted black controls. Stylish metro period tiling.

PREP KITCHEN 12' 4" x 7' 10" (3.76m x 2.39m)

Continuation of the LVT style flooring, the Prep Kitchen was designed to provide a full working second kitchen with designer style fitted kitchen, stylish Prada Gold quartz work surfaces with inset Belfast ceramic sink and flexible tap, double Neff integrated oven and integrated ceramic Neff hob, under bench space for washing machine, dryer and extra fridge. Wall mounted recent central heating boiler connected to remote controlled timer and thermostat control which can be adjusted by mobile phone remotely if necessary. Two uPVC

double glazed windows. Impressive exposed brick feature wall. Column radiator. There are currently new unused SMEG appliances (washing machine, dryer and fridge) in situ which may be available by separate negotiation.

CELLAR/BOILER ROOM

With lockable access door leading off the Rear Hallway, steps lead down into cellar which occupies a space mostly below the main kitchen. Entry point for mains water and stop cock. Pressurised central heating cylinder recently installed and compatible with solar thermal panels if required in the future allowing hot water generation with maximum efficiency and minimal cost. Ample additional storage space within the cellar.

MAIN KITCHEN/DINING ROOM 27' 9" x 15' 5" (8.45m x 4.70m)

Taken at widest points. Stunning show kitchen. Continuation of the LVT style flooring flowing through much of the ground floor, the Main Kitchen comprises a range of floor and wall units with bespoke design finished in a Farrow & Ball "All White" eggshell, fluted columns and stunning central island complemented by quality Prada Gold quartz work surfaces for a durable and ultra stylish finish. Created as a social show kitchen for family and visiting guests, there's a double integrated Neff oven, an integrated Neff Microwave, integrated dishwasher, American style fridge freezer and an impressive ceramic hob situated upon the island perfectly positioned for social cooking with friends on the breakfast bar and in full view of the built-around 65INCH smart TV which can also be provided by separate negotiation. The Kitchen is open-plan to the panelled Formal Dining area with uPVC sash windows to both areas. Two column radiators provide heat and a double inset white resin sink with brushed gold taps adds an extra air of luxury. Recessed LED lights to the ceiling and designer light fittings have been positioned above the island and dining table. Doors leading off to Formal Drawing Room and Rear Porch.

REAR PORCH

Accessed from main Kitchen and leading out to Rear Courtyard, the rear stone porch offers a character and practical feature addition to the rear of the property. LVT style flooring continued from Kitchen. Wooden frame single glazed windows. GRP double glazed security external door in cottage style.

FIRST FLOOR LANDING

Period Georgian style Staircase from Entrance Hall leading to First Floor Landing with bespoke bounded stair runners and brass stair rods. Part galleried landing with period wall panelling and deep coving. uPVC double glazed window front facing with lovely views over grounds. Doors leading off to Bathroom, Bedrooms 1,2,3,4 and access to Rear Landing where Bedrooms 5&6 lead off. Rear Staircase and further uPVC double glazed window rear facing. Two column radiators. 3 steps lead up to an East Wing to the Principal Master Bedroom and Bedroom 2; the East Wing could be separated off privately to create a fabulous Master Bedroom Suite comprising Master Bedroom, En Suite and utilising Bedroom 2 as a large dressing area/room.

PRINCIPAL BEDROOM 15' 9" x 14' 0" (4.80m x 4.26m)

A stunning large room with rare vaulted barrel ceiling, feature exposed brick accentuating the ceiling feature and there are beautiful uPVC double glazed windows with lovely views over the grounds. Deep pile carpet flooring. A magnificent dimmable chandelier adds to the luxurious feel and stylish wall lights sit either side of the bed. A wonderful media wall also adds to the luxury boutique hotel feel and comes with an optional 65INCH flat screen smart tv with remote controlled plasma beneath. Period panelling to walls. Large column radiator central to window. Door leading off to En Suite.

EN SUITE TO PRINCIPAL BEDROOM 11' 7" x 5' 1" (3.53m x 1.55m)

Period style tiled flooring, column style radiator with chrome towel rail, WC with concealed cistern, period style sink with period style chrome taps, double shower cubicle with low profile access tray, sliding glass doors, chrome waterfall style shower with separate hand-held shower all in period style. Stylish period metro tiling within the shower to full height and to half height in the remainder of the en suite with beautiful exposed brick feature wall around the uPVC double glazed window. Wall mounted twin lights with period style Edison bulbs. This is a stunning en suite by any standard.

BEDROOM 2 16' 2" x 13' 0" (4.92m x 3.96m)

Deep pile carpet flooring, uPVC double glazed window rear facing, column radiator, period Georgian style wall panelling, recessed LED lights to the ceiling. Adjacent to the Principal Master Bedroom, there is potential to create another en suite to this room in the future and/or turn this room into a stunning

dressings room as part of a Master Bedroom Suite depending on the needs of the new owners.

BEDROOM 3 16' 5" x 12' 0" (5.00m x 3.65m)

Deep pile carpet flooring, uPVC double glazed window, column radiator. Front facing views over grounds.

BEDROOM 4 13' 0" x 8' 0" (3.96m x 2.44m)

Deep pile carpet flooring, uPVC double glazed window, column radiator. Front facing views over grounds.

BATHROOM 13'7" x 7'7" Taken at widest points

Period style tiled flooring, uPVC double glazed window, tall column radiator, built-in shelving with remote control LED mood lighting, WC with concealed cistern, stunning roll-top style freestanding bath with floor mounted taps and chandelier above, large period style statement sink, LED recessed lights to ceiling.

Rear Landing & Rear Staircase

Staircase leading down to rear hallway, deep pile carpet flooring, bespoke bounded stair runners and brass stair rods. uPVC double glazed window. Column radiator. Built-in communications cupboard with dual consumer units and CCTV equipment with views of entrance and grounds and benefitting from a 30 day rolling recording footage accessible remotely via mobile phone if required.

BEDROOM 5 15'8" x 8'6"

Deep pile carpet flooring, column radiator, uPVC double glazed sash window rear facing. Rear facing. Attractive sloping ceilings.

BEDROOM 6 15'00 x 12'3"

Deep pile carpet flooring, column radiator, uPVC double glazed sash window rear facing. Rear facing. Attractive sloping ceilings.

Coach House

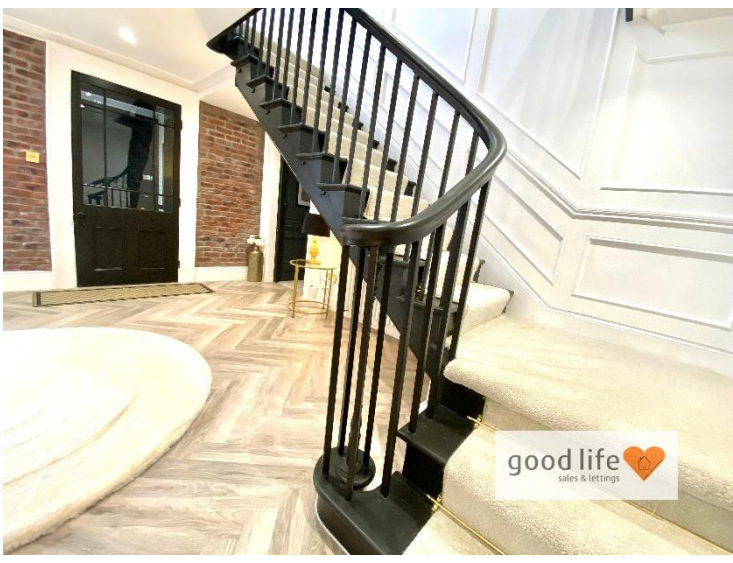
Set within the grounds is a detached split level building believed to be a former cottage/coach house and used as a business premises and store/garage in recent years. Award winning Fitz Architects have submitted plans to Durham County Council Planning Dept for approval to convert the Coach House, known as "Ouston House Coach House" into a stylish and traditional two storey detached house comprising a lounge/dining room and dining kitchen on the ground floor, staircase to first floor, master bedroom with dressing zone and en suite, 2 further double bedrooms, a small 4th bedroom or study and a main bathroom. Plans are available on request and the desire for the owner is to sell Ouston House along with planning approval for the Coach House. This may appeal to someone looking to have family living independently within the grounds of the main house.

Gardens & Outbuildings

The property is set within beautifully landscaped grounds extending to around one acre. Comprising formal and informal lawns, mature well-stocked borders, an orchard with pear, apple and plum trees, developing laurel and privet hedging providing boundary privacy and some mature trees. A smaller wild area has been created with native plant species to encourage bees & butterfly's. The rear of the property offers a private courtyard with gated access and a raised sun-deck with space for a built-in hot tub.

A number of outbuildings provide useful additional storage including a small former bakery, now log store, with electric lighting, sockets, water and original coal/log oven.

There's also an impressive timber constructed cabin measuring approximately 32ft x 8ft fully lined and insulated and benefitting from electric sockets, lighting, water (hot and cold) and double glazing accessed by uPVC door.

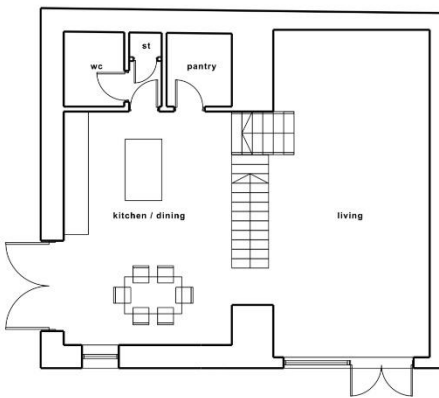




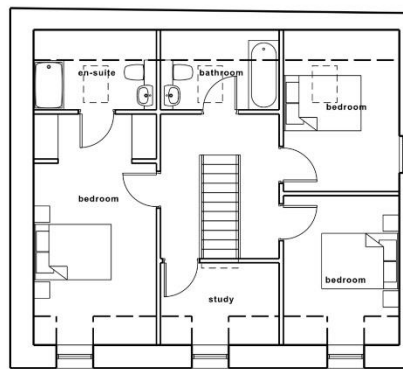




Proposed Coach House visual render



Ground floor plan

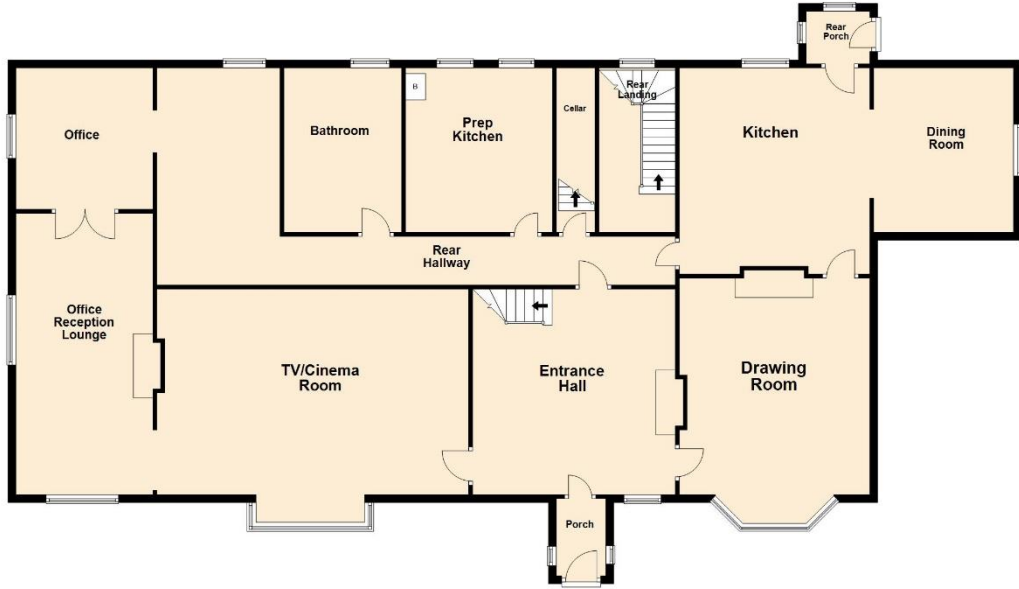


First floor plan

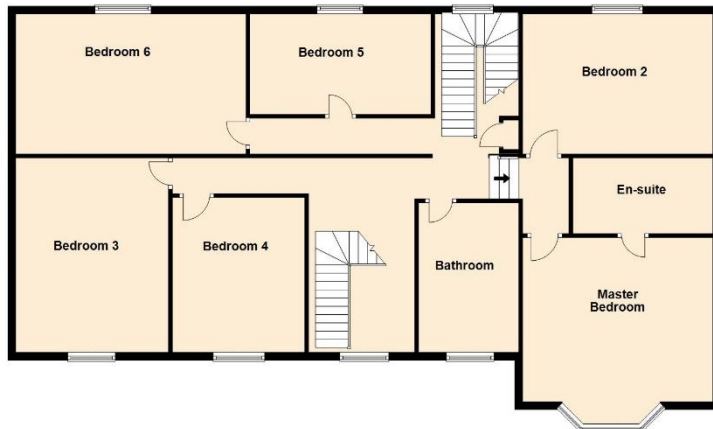
Proposed Coach House floor plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 253.5 sq. metres (2729.1 sq. feet)



First Floor
Approx. 150.5 sq. metres (1620.0 sq. feet)



Total area: approx. 404.1 sq. metres (4349.1 sq. feet)

This floor plan is provided only as a guide to general layout and is not drawn exactly to scale. Where measurements are provided these should not be relied upon and potential purchasers should carry out their own investigations and measurements to satisfy their own needs or those of third party contractors. This floor plan remains the property of Good Life Homes and cannot be used or reproduced without express permission of the company. Re-using this floor plan without permission will incur a charge. Plan produced using iPlant3d.