

Over The Hill Farm  
Newbottle  
Houghton Le Spring  
DH4 4NY



# Over The Hill Farm Steadings

£645,000

## INTRODUCTION

STUNNING 4 DOUBLE BED BARN/FARM CONVERSION - SUPERB QUALITY & INTERIOR DESIGN THROUGHOUT - DOUBLE GARAGE & COVERED CAR STANDING TO REAR - ADDITIONAL MULTI VEHICLE PARKING TO FRONT - 2 ENCLOSED PRIVATE SUN-TRAP COURTYARDS LEADING OFF EACH RECEPTION ROOM - BEAUTIFUL UNINTERRUPTED COUNTRYSIDE VIEWS - ACCESS ALONG 400 METRE PRIVATE TREE LINED ROAD - 2 EN SUITE BEDROOMS PLUS BEDS 3 & 4 SHARE JACK/JILL - POTENTIAL FOR HOME OFFICE / GYM WITH VAULTED CEILING - STUNNING DINING KITCHEN ...

## ENTRANCE SNUG/LOUNGE

Entrance via double-glazed door. Natural stone flooring, double-glazed arched windows and doors with beautiful front facing views and rear access to an enclosed gorgeous private court yard with sun-trap aspect. Partially-glazed door leads off to internal hallway. Under floor heating with thermostat heating control.

## COURT YARD

Court Yard

16'3 x 12'7 Measurements are approximate.

Enclosed private court yard with sunny aspect, paved flooring, stoned walls of considerable height. Perfect for alfresco dining or sun bathing! External cold water tap and double external electric socket which provides potential for hot tub placement in the future should someone require it.

## INTERNAL HALLWAY

Flows seamlessly through from the entrance snug/lounge with beautiful staircase centrally situated, double doors leading off to formal lounge, downstairs wc, part open plan into kitchen dining area.

## W C

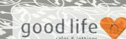
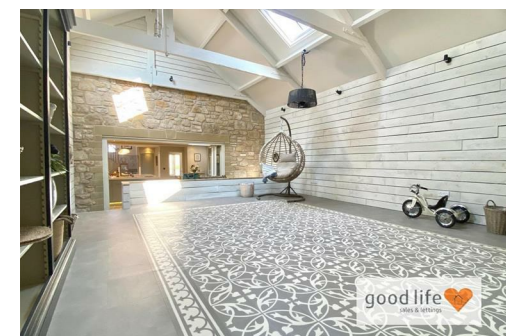
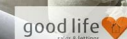
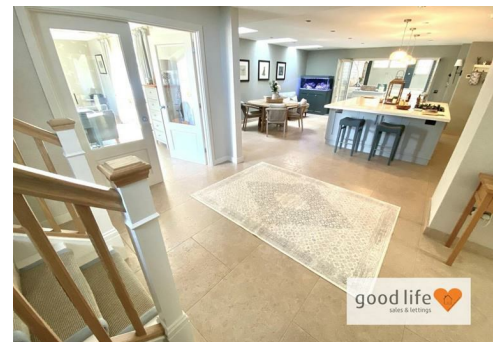
Stone flooring, stylish toilet with concealed cistern and push button flush and matching Kohler hand basin with chrome tap and chrome waste. Underfloor heating with thermostat heating control.

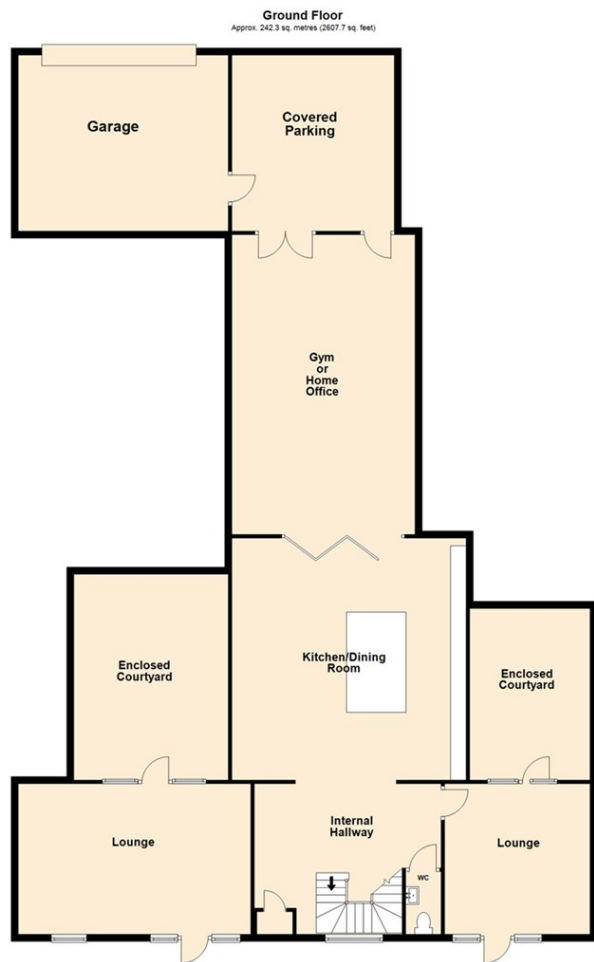
## FORMAL LOUNGE

Stylish stone flooring which flows throughout the ground floor, beautiful arched window and door with gorgeous front facing views over the patio, lawn and countryside beyond. Additional rear facing double-glazed arched window and doors leading out to enclosed private rear patio. Underfloor heating with thermostat control.

## REAR COURT YARD

Additional enclosed court yard with paving stone walls and accessed directly from the formal lounge. Sunny aspect.



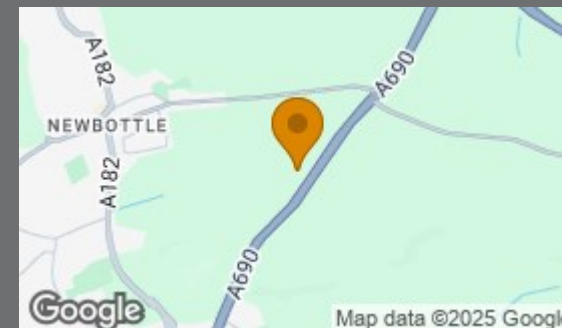


This floor plan is provided only as a guide to general layout and is not drawn exactly to scale. Where measurements are provided these should not be relied upon and potential purchasers should carry out their own investigations and measurements to satisfy their own needs or those of their party contractors. 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 Planity.

Local Authority  
Sunderland

Council Tax Band  
F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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