



High Green Court, Easington Village

EXCLUSIVE BLOCK OF SIX LUXURY APARTMENTS - LET AND MANAGED BY HUNTERS .. Hunters are delighted to be offered the opportunity to market this outstanding freehold block of apartments situated on the distinctive Village Green within the heart the desirable Village, providing easy accessibility onto the A19 which interconnects with all of the regional centres including Newcastle, Teesside, Sunderland and the historic City of Durham. The six luxury units are currently tenanted with the lettings management undertaken by Hunters and briefly comprise of three two bedroom apartments, a three bedroom apartment, a one bedroom apartment and a spectacular one bedroom detached Coach House. For further information regarding Hunters comprehensive lettings management facilities and additional property information please contact your local Hunters office situated in the nearby Peterlee Castle Dene Shopping Centre.

Offers In Excess Of £695,000

Council Tax: A



High Green Court, Easington Village

DESCRIPTION

Agents Notes

Hunters are delighted to present to the market this Freehold niche bespoke period property which has been tastefully transformed from an iconic landmark, into what we believe to be, one of County Durham's most prestigious residences nestled in a prime position overlooking The Village Green within this ancient village dating back as early as the 8th century, administered by English Heritage as a conservation area. The residence includes five distinctive apartments and a detached Coach House, each distinctively tailored whilst boasting a historical charm and individuality carefully nurtured by one of the regions superior local craftsmen. Easington Village is situated within reach of a new railway station in the neighbouring village and the A19 which interconnects with all regional centres including the beautiful historical City of Durham some 10.4 miles by car, the vibrant harbour towns of Seaham and Hartlepool which consistently hosts the infamous Tall ships race. The village is centred around a beautiful village green and the 12th -13th century St Mary's church, it includes a popular academy school with good Ofsted reports, offers an enchanting village ambience and lies a short distance from the scenic heritage coastline.

Each of the apartments offer individualistic features and encompass both a security door intercom system and CCTV surveillance to the outdoor areas including the communal car parking area. The apartments including The Coach House are currently let and managed by Hunters providing an overall lettings income circa £3,500 per calendar month. Further information regarding current electrical and gas installation certificates together with tenancy documentation can be obtained from Hunters.

The Coach House

This spectacular niche detached one bedroom residence situated within the communal grounds, comprises of an appealing open plan lounge through kitchen (4.19mx5.77m), a first floor landing, shower room (1.98mx1.87m) and a master bedroom with exposed beamed ceilings (4.21mx3.73m). EPC: C.

Apartment One

A unique two bedroom ground floor apartment with individual specifications which incorporates an entrance hallway leading into a lounge (4.77mx4.14m), kitchen (4.59m x 2.77m), master bedroom (3.55mx3.14m), second bedroom (3.22mx2.58m) and a lavish bathroom (3.90mx1.76m). EPC: C.

Apartment Two

This stunning three bedroom ground floor apartment incorporates a lounge (6.15mx3.16m), a breakfasting kitchen (6.07mx2.11m), sumptuous family bathroom (1.97mx1.65m), a master bedroom (3.46mx3.46m), second bedroom (3.52mx3.47m) and a third bedroom (3.48mx2.64m). EPC: C

Apartment Three

Situated on the first floor of this unique freehold premises, the apartment provides a wealth of character incorporating a double bedroom (3.51mx3.49m) with an additional study room (2.97mx2.67m), an eye catching kitchen (4.71mx2.94m) and bathroom (3.84mx1.60m) and a wonderful lounge (4.82mx4.10m) providing elevated views across the village green. EPC: B

Apartment Four

Nestled on the first floor, this alluring two bedroom distinctive apartment features eye catching views across the village green from the lounge (4.90mx3.96m), a delightful dining kitchen (4.90mx4.28m), four piece bathroom (2.89mx1.70m), Master Bedroom (4.76mx3.27m) and a second double bedroom (3.45mx2.49m). EPC: C

Apartment Five

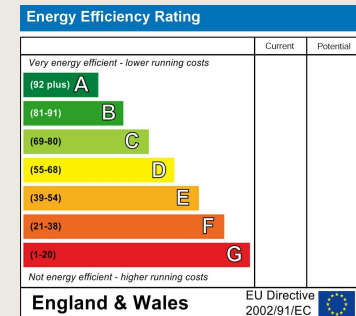
The enchanting top floor apartment offers a breathtaking finish with exposed beams and splendid views across the village green. The accommodation includes an appealing open plan lounge through dining kitchen (6.80mx3.93m), a bathroom (2.64mx1.85m), master bedroom with beamed ceilings (4.71mx3.89m) and a welcoming second double bedroom with a continuation of the beamed ceilings (3.65mx3.64m). EPC: C





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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