



A beautiful four bedroom detached home in a semi rural position but within easy reach of retail parks in Bishop Auckland and Darlington. Also, within easy reach of the A1 (M) and Darlington train station with the main North South line from Edinburgh to London.

This family home has over the years been lovingly cared for, restored and tastefully renovated, to the 'Simply Stunning' family home we see here today

Located in Houghton le Side, this truly is a 'one of a kind' property and location, with panoramic 180-degree uninterrupted views stretching from the Cleveland hills, across North Yorkshire and towards the Pennines to the West. Views that make you never want to leave home again.

The heart of any home as we all know is the Kitchen and this one is exceptional, complete of course with the iconic 'AGA' cooker... Oozing with character and charm, and period features this beautiful home consists of 4 reception rooms, including a georgian style dining room, 4 bedrooms, 3 bathrooms, a downstairs toilet and utility area and a further reception room/large office area on the ground floor. The large master bedroom with ensuite is accessed via a large walk-through dressing room.

Energy bills are reduced by a combination of thermal solar panels which provide hot water and a solar PV array that generates electricity and for the current owners, a generous feed in tariff earning more than £2000 per year, tax free income.

Approached via a beautiful tree lined driveway that opens into a private courtyard parking with ample room for several cars. In addition, there is a large double garage and workshop area that in previous times housed a horse powered gin gang.

So, if you are looking to escape to the country with beautiful views, a south facing garden and no land to manage or worry about, then this outstanding property with its character and charm is a must see. The outstanding, private location adds to its charm and makes it worthy of a visit.





- Panoramic Views as far as the eye can see
- Gin Gang (Large Garage)
- 4 Bedrooms
- Country Kitchen, Aga cooker, plus other cooking appliances
- Charming Farmhouse
- 4 Reception rooms
- Solar Power (Low/No power Bills)
- Country Garden

GENERAL INFORMATION:
 Tenure: Freehold
 Services: Oil central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding G)

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Energy Efficiency Rating		
		Current
Very energy efficient - lower running costs		
(92-plus)	A	66
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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