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## **West Moor Farm Moor Lane, Cleadon, Tyne & Wear SR6 7TT**

**£950,000**

This is a beautiful detached home WITH 4 ACRES INCLUDING, STABLE BLOCK AND 3 PADDOCKS plus stunning views. Located within Cleadon Village, this type of property and opportunity for horse owners rarely comes to the market. Set in beautifully maintained south facing gardens, the property has 3 double Bedrooms, 4 Reception Rooms and a fitted Kitchen. Cleadon Village is one of the most sought after villages in the area with excellent primary schools, shops and restaurants as well as a village pond in the historic village centre.

This 'forever home' briefly comprises, Entrance Porch with feature window and parquet flooring, light and airy Hallway having an impressive staircase leading to the first floor, spacious 24ft Lounge, Dining Room which flows through to the Kitchen, which is fitted with a comprehensive range of rustic cabinets, Utility Room, Study and beautiful, yet homely Living Room with double doors opening to reveal the stunning rear garden. To the first floor there are 3 double bedrooms and a fabulous Family Bathroom with a freestanding roll top bath.

The magnificent gardens have been meticulously maintained by the present owners with a plentiful array of mature planting, fruit trees and other mature trees, making this a very private and secure space. There is ample off-street parking provided by the driveway which leads to the detached double garage. This property also offers a vegetable patch with chicken coop, stables, grazing area and 3 further Green Belt paddocks. Viewing is highly recommended to appreciate this beautiful home, garden, stables and substantial amount of land on offer. COUNCIL TAX BAND F. Freehold.



## Ground Floor

### Entrance Porch

The front door of this splendid property is approached by a covered portico entrance. Leading through a door with glazed panels, parquet flooring and a feature double glazed window welcomes you into this beautiful home.

### Guest W.C.

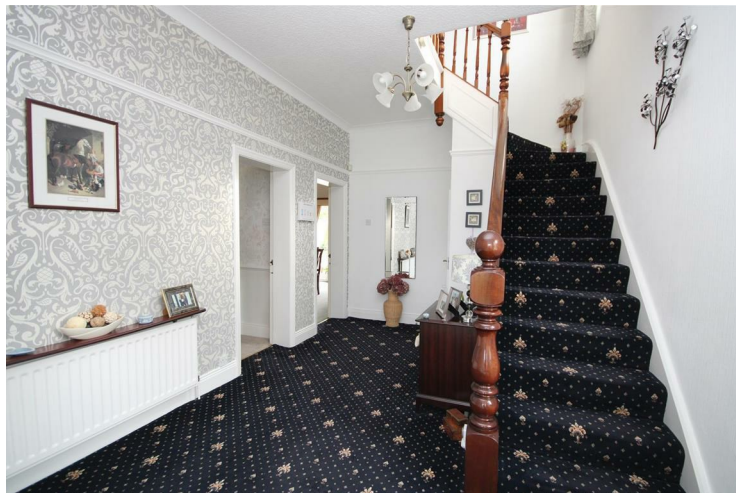
Leading from the hallway with w.c. and wash hand basin. There is also a double glazed window, splash back tiling to the walls and contrasting tiling to the floor.

### Hallway



Accessed from the entrance lobby natural light floods into this room from a double glazed window to the side elevation. The turned staircase with period balustrades and newel posts, leads to the first floor and is complimented by the plasterwork coving, to ceiling and a picture rail. A built-in cupboard provides storage space whilst a central heating radiator provides background heating

### Hallway



## Lounge

24'9" x 14'4" (7.55 x 4.37)



The very spacious lounge is wonderfully positioned at the front of the house. Having a feature walk-in bay window to front elevation, a decorative stained glass porthole window plus a further double glazed bow window to the side elevation. This spacious room also features a traditional fire surround with marble inset and hearth plus living flame inset gas fire and two central heating radiators. The plasterwork coving to ceiling, ceiling rose and dado rail compliment this room perfectly.

## Lounge



## Dining Room

11'0" x 14'5" (3.36 x 4.40)



This room is perfect for entertaining offering double doors



opening to the living room. Access to the terrace is via a further set of doors, providing views over the magnificent gardens with paddocks beyond. The neutral colour scheme is complimented by plasterwork coving to the ceiling and a delft rack. There is also a central heating radiator. There is space enough for a large dining table to entertain family gatherings. This room flows naturally through to the Kitchen.

### Dining Room



### Kitchen

**10'11" x 10'3" (3.35 x 3.14)**



The Kitchen offers a comprehensive range of rustic floor, wall, drawer and display cabinets with an inset sink unit and contrasting work surfaces. Integrated appliances in this room include double oven, hob and extractor hood. Splash back tiling and contrasting tiling to the floor. Plasterwork coving to the ceiling together with a double glazed window with views over the beautiful gardens complete this kitchen perfectly.

### Kitchen



### Kitchen

#### Utility

**10'2" x 8'8" (3.10 x 2.65)**

Connected by a door leading from the Kitchen this useful room has a window over looking the rear terrace plus a door leading to the driveway. There is wall and floor cabinets with an inset stainless steel sink unit and contrasting work surface as well as ample space for additional storage plus space for a washing machine and tumble dryer. This room also has the benefit of plaster work coving to the ceiling, splash back tiling to the walls and contrasting tiling to the floor.

#### Study

**6'6" x 6'7" (1.99 x 2.01)**

Ideally located at the rear of the property this room offers the perfect place to study/work with double glazed window, plaster work coving to the ceiling and central heating radiator.

### Living Room

**12'8" x 13'10" (3.87 x 4.22)**



The focal point of this comfortable room is the view outdoors. There is a bow window to the side elevation and double doors open to reveal the terrace and the stunning gardens beyond. The neutral decor of this room is enhanced by carpeting to the floor, decorative coving to the ceiling and a central heating radiator.

### First Floor

#### Landing

This gallery landing has a double glazed window and central heating radiator. Doors provide access to all first floor rooms.

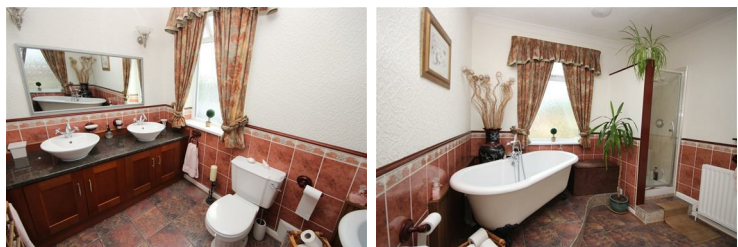


**Family Bathroom**  
10'5" x 12'5" (3.18 x 3.79)



An elegant room with a his and hers contemporary wash hand basins set into a vanity unit which also provides storage space. A walk-in shower cubicle with glass door, white close coupled w.c. and, taking pride of place is the luxurious free-standing bath with central taps and shower attachment. Double glazed windows to two elevations, central heating radiator, decorative splash-back tiling to walls and contrasting tiling to the floor finish the calming feel of this room.

**Family Bathroom**



**Bedroom 2 (Front)**  
11'2" x 15'2" (3.42 x 4.64)



Situated at the front of the property this double bedroom has views to the front from the double glazed window. A range of fitted wardrobes provide hanging and storage space. There is also decorative coving to ceiling and a central heating radiator.

**Master Bedroom (Rear)**  
11'2" x 14'8" (3.42 x 4.49)



This wonderfully positioned, spacious double bedroom, has views over the gardens, paddocks and open fields beyond to the rear of the property. The room has the benefit of a double glazed window and central heating radiator together with plasterwork coving to ceiling. The neutral decor in this room is complimented by a range of fitted wardrobes and overhead cabinets which provide hanging and storage space.

**Views**



**Bedroom 3 (Rear)**  
10'4" x 10'6" (3.17 x 3.21)



A double room located at the rear of the property dual aspect double glazed windows providing unrivalled views over the rear



gardens, paddocks and open fields beyond. A fitted wardrobe providing hanging and storage space. This room also has decorative plasterwork coving to ceiling and a central heating radiator.

### Exterior



The beautifully presented gardens together with this impressive house are accessed via a private gated driveway which provides ample off street parking for approximately 5 cars. Well maintained mature gardens to the front of the property are surrounded by a boundary wall and accessed via a block paved pathway. The driveway extends to the side of the house and leads to the detached double garage.

### Aerial View



### Gardens



The rear of the property has a stunning south facing garden which has been meticulously maintained by the present owners providing a rolling lawn, decorative beds, terrace area and various seating areas ideal for entertaining. The mature large

shrubs and trees provide screening making this a very private and secure area for playing children or al-fresco dining. The gardens also have the benefit of a green house and a brick built barbecue area, plus an outdoor w.c. A gate provides access to a workshop plus a vegetable plot with chicken coop.

### Gardens



### Vegetable Patch



### Stable Block



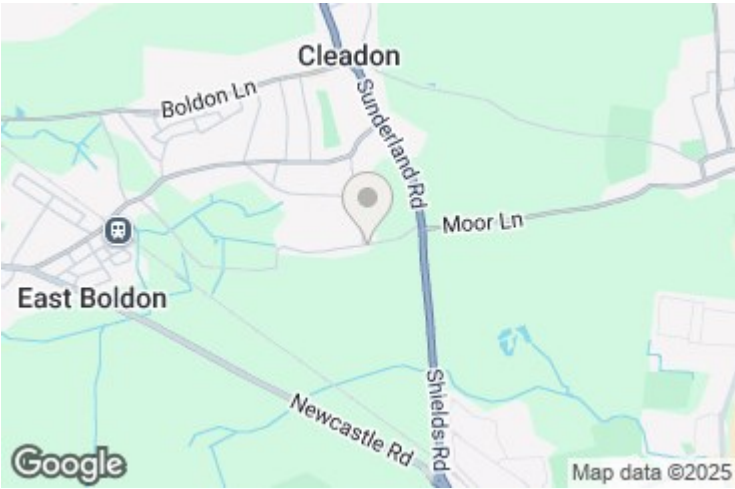
The brick built, detached stable block comprises of four stable units, a yard and feeding area and a covered hay store. This is accessed via a gate from one of the paddocks.

**Paddocks**



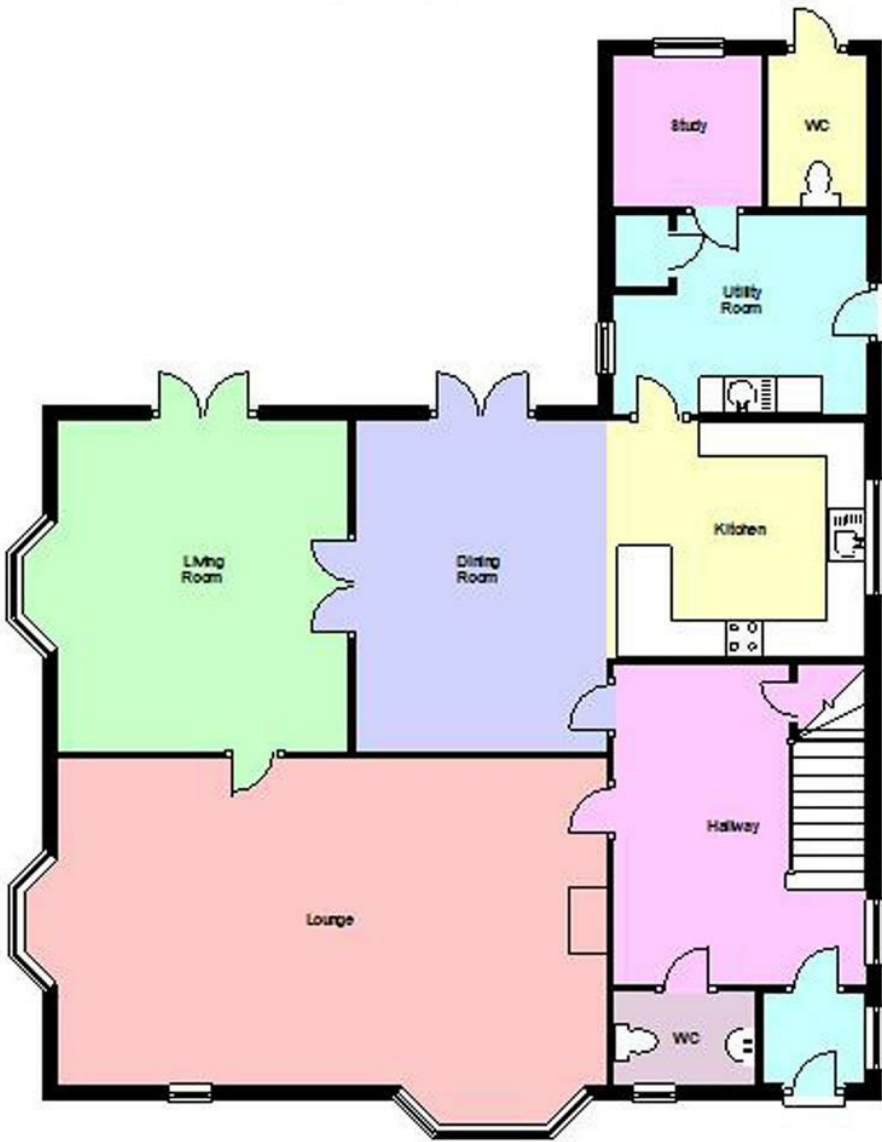
There are 3 separate, but adjoining paddocks totalling approximately 4 acres

**Paddocks**

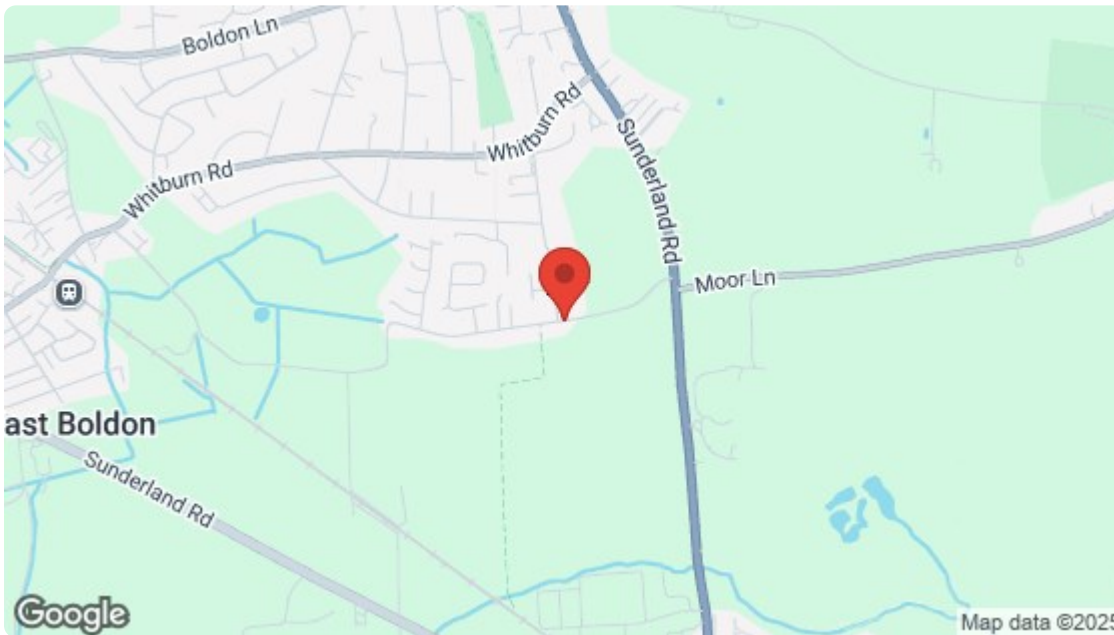
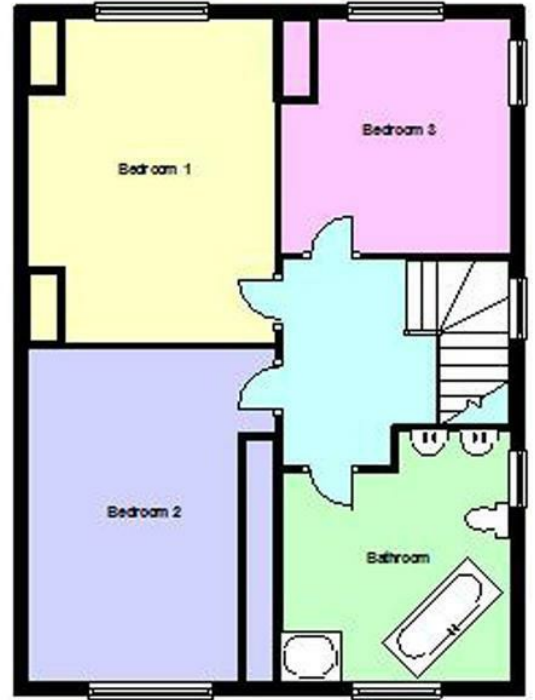




Ground Floor  
Approx. 110.2 sq. metres (1187.7 sq. feet)



First Floor  
Approx. 60.0 sq. metres (648.2 sq. feet)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 80        |
| (55-68) D                                                       | 58      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         | 68        |
| (39-54) E                                                       | 48      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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