



8 High Street Witton Le Wear DL14 0AX

- Stone Built Four Bedroom Family Home
- Stunning Far Reaching Open Views
- Sought After Village Location
- Rare To Sales Market
- Garage and Garden
- Must Be Viewed To Be Appreciated

Offers In The Region Of £265,000

8 High Street, Witton Le Wear



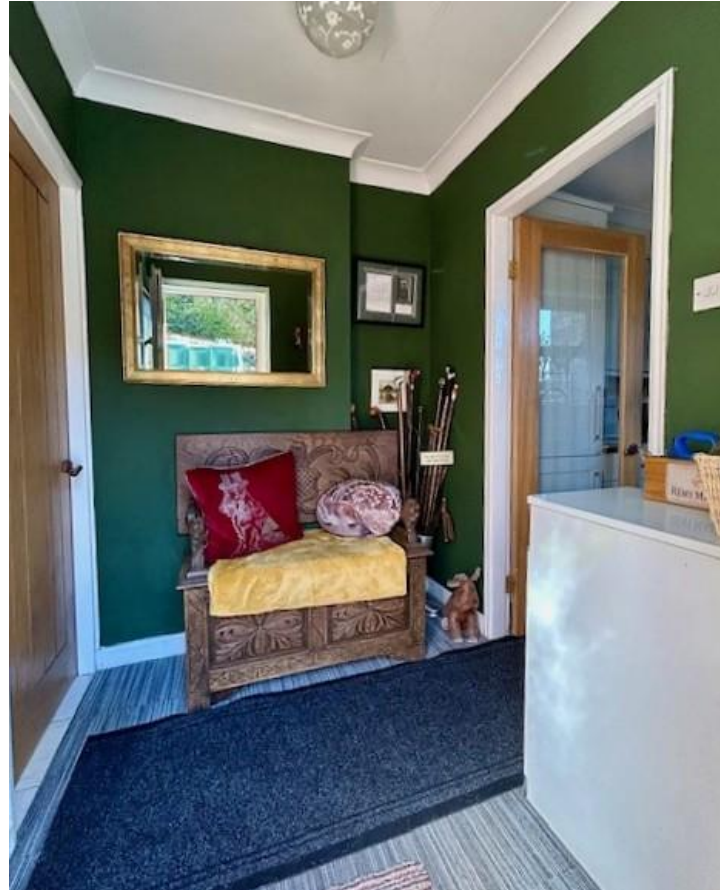
It is with great pleasure that Rea Estates offer to the sales market this substantial stone built family home boasting an elevated position in the much sought after Anglo-Saxon village of Witton-Le-Wear, which is situated on the banks of the River Wear and is the perfect location for those wishing to explore Hamsterley Forest, Durham Dales and the Weardale Valley. It is also an ideal base for commuting, being situated on the A68 with fast access to the A1. The major business centres of County Durham, Northumberland and Tyne and Wear are all easily accessible.

The village itself boasts a popular Primary School, two Churches, Community Centre and two Public Houses. Set over three floors, space is an important benefit of the design of the property with all the rooms being generously proportioned both in floor area and ceiling height. Warmed via Oil Fired Central Heating and benefitting from Double Glazing throughout, the accommodation briefly comprises; Rear Entrance Hall, Ground Floor Bathroom, Fitted Kitchen, Dining Room and a spacious Lounge boasting panoramic views across the surrounding countryside.

To the first floor there are Three Bedrooms, a Shower Room and separate W/c.

A staircase rises to the second floor and Bedroom Four. Occupying a generous corner plot the property has a parking bay to the rear and an enclosed low maintenance courtyard garden. To the front, a single Garage. A garden above provides an idyllic spot in which to sit and enjoy the views.

In our opinion properties of this size in such a beautiful setting are rarely available to the market and therefore an early viewing is highly recommended.



Entrance Hall

uPVC stable door, cornice to ceiling and doors to:

Bathroom: 7'07 x 5'11 (2.31m x 1.80m)

Part tiled bathroom comprising, panelled bath, low level w/c and pedestal wash hand basin. Cornice, obscure double glazed window and radiator.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Kitchen:**11'08 x 6'09 (3.56m x 2.06m)**

Fitted with a range of base and wall units, complementary work surfaces with inset stainless steel sink unit and tiled splash backs. Integrated electric oven, hob and extractor hood. Space and plumbing for washing machine. Cornice, window to the side elevation and under stair storage cupboard.

**Lounge:****14'11 x 14'04 into bay (4.55m x 4.37m)**

A beautiful lounge with windows and French doors opening to the garden, allowing lots of natural light to flood through. The focal point of the room is a fire place with timber mantle and Calor gas stove. Contemporary vertical radiator and concealed staircase rising to the first floor.

**Dining Room: 12'02 x 11'05 (3.71m x 3.48m)**

The dining room provides ample space for family dining and entertaining. Window to the rear elevation, picture rail, chimney recess shelving units and radiator.



Landing

Cornice and spindle staircase with under stair storage, rising to the second floor.



Shower Room

Shower enclosure with electric unit, pedestal wash hand basin, shaver point and ceiling mounted extractor fan.



Separate W/c

Cornice, low level w/c and wall mounted wash hand basin.

Bedroom One:

11'10 x 11'08 excluding robes (3.61m x 3.56m)

A well proportioned bedroom situated to the front of the house, again boasting far reaching views. Cornice, radiator and mirrored sliding door wardrobes.



Bedroom Two:

12'05 x 9'01 (3.78m x 2.77m)

Double room to the rear of the house providing ample space for a range of free standing bedroom furniture. Cornice and radiator.



Bedroom Three:

7'05 x 6'07 (2.26m x 2.01m)

Ample sized third bedroom with window to the side elevation, cornice and radiator.

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Tel: 01388 60 77 80 Fax: 01388 60 20 60 Web: www.reaestates.co.uk

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Second Floor

Bedroom Four: 12'05 x 9'1 (3.78m x 2.77m)

A versatile room that could be utilised for a number of purposes. Dormer window with views towards Witton Castle, radiator and eaves storage.

Externally

French doors from the lounge open to the front raised garden, which offers space for a range of outdoor garden furniture. A garage below provides off road parking facilities. To the rear, there is a courtyard garden with gated access and an allocated parking bay.



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