



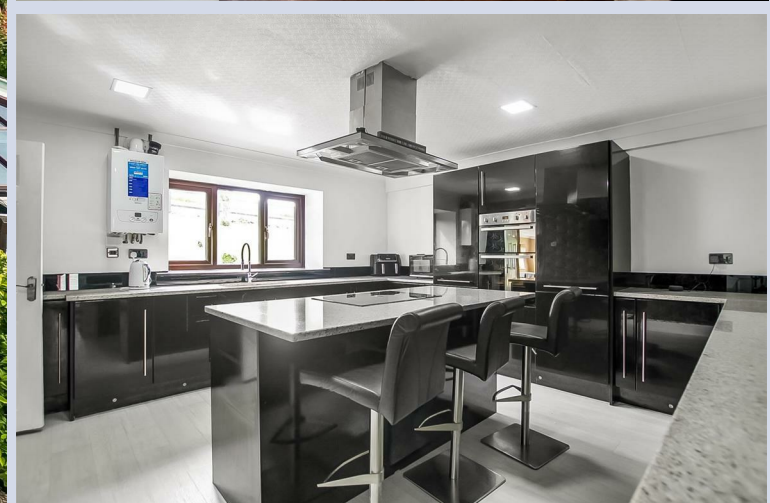
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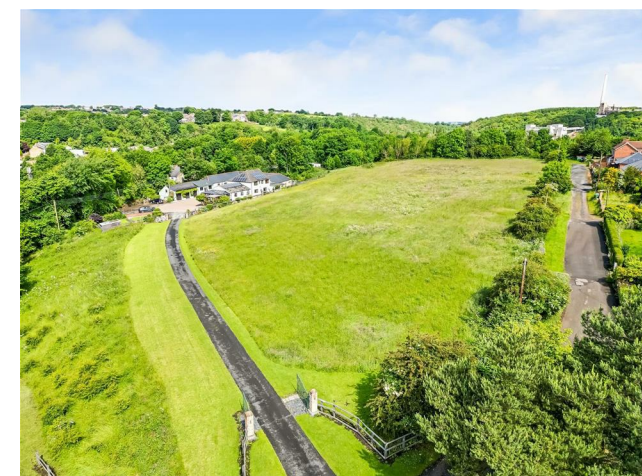
Mainsforth Road,
Ferryhill, DL17 9DD

Offers in the region of £750,000

House - Detached
6 Bedroom/s
3 Bathroom/s

A fantastic opportunity to purchase this unique detached residence with adjoining two bedroom single-storey property, a range of outbuildings, stables, triple garage, and extensive grounds with paddock extending to around 3.5 acres in total. The property is approached via a long private driveway and leads to a large predominantly block paved courtyard with access to the outbuildings and triple garage. The two storey property, Swan House, features three large ground floor reception rooms, breakfast kitchen, further reception room, (currently used as a bar), utility room and WC. There are four first floor bedrooms, en-suite WC and a family bathroom/WC. The adjoining single-storey property, Swan Cottage, would make ideal accommodation for a dependent relative and features a lounge, kitchen, two bedrooms, family bathroom/WC and a conservatory. Externally there is well maintained mature gardens surrounding the property together with a grass paddock. In addition, the outbuildings offer excellent potential to convert into additional living accommodation subject to the usual planning consents.





Agents Notes

Tenure:- Freehold

Council Tax:- Swan House (D) / Swan Cottage (B)

Local Authority:- Durham County Council

Mains gas, water, electricity and septic tank

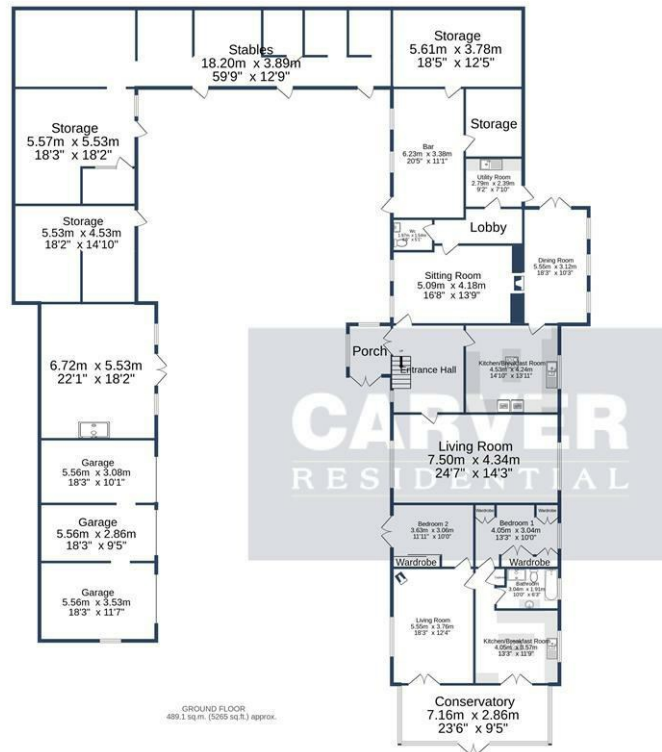
Roof solar panels











GROUND FLOOR
489.1 sq.m. (5269 sq.ft.) approx.



1ST FLOOR
68.2 sq.m. (734 sq.ft.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A		94	96
(81-92) 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 2002/91/EC	

SWAN HOUSE, FERRYHILL, DL17 9DD.

TOTAL FLOOR AREA : 557.4 sq.m. (5999 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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