



Town Farm House

Low Pittington, Durham DH6 1BE

- SUPERB VILLAGE LOCATION
 - 4 BEDROOMS
- AMPLE OFF ROAD PARKING
- DETACHED GARDEN ROOM
- NEW GAS CH BILER (INSTALLED FEB 2023)
- TRADITIONAL FARMHOUSE (MID 1500's)
 - 5 RECEPTION ROOMS
 - LARGE GARAGE
 - LARGE GARDEN WITH VIEWS
 - ORIGINAL FEATURES

Offers In The Region Of £799,950



FULL DESCRIPTION

This traditional farmhouse has been lovingly restored and refurbished to provide an abundance of luxury family living space. Parts of this superb property date back to the mid 1500s and the property retains an abundance of original features.

The ground floor offers reception hallway which in turn provides access to the lounge and family room, dining room, breakfasting kitchen, utility room and cloaks/wc. At first floor is the master bedroom, with ensuite shower room, a further bedroom, family bathroom and also a superb 24' sitting room. The second floor provides a beautiful guest bedroom suite with ensuite bathroom, an additional bedroom/dressing room and a study/sitting room area.

Externally the property occupies an expansive plot having a lawned garden to the front, bordered by mature plants and trees. To the rear there's an attractive formal garden enjoying rear views and having a detached garden room, lawn area, stone patio and timber decking, perfect for alfresco dining.

To the rear of the garden is an additional garden area of hardstanding providing access to the rear lane. To the front of the property there is also a large paved driveway providing parking for a number of vehicles. Additionally there is also a large integral garage.

An extremely rare property of such calibre coming to the market. Sure to prove extremely popular, therefore early viewings are strongly recommended to avoid disappointment.

RECEPTION HALLWAY

22'4" x 15'8"

An impressive reception hallway having stone fireplace, rustic oak wood floor, radiator within ornate cover, window to front elevation, exposed ceiling beams, oak panelling and oak staircase leading to first floor.

LOUNGE

15'7" x 15'7"

A well proportioned reception room having an Inglenook feature fireplace housing a wood burning stove, television point, radiator, window to front elevation and traditional ceiling beams.



FAMILY ROOM (ON TWO LEVELS)

15'1" x 7'8"

An attractive family space with exposed ceiling beams, window overlooking front garden with plantation blinds, three pillar radiators and French doors leading out to the rear garden.

DINING ROOM

18'11" x 14'0"

Wood floor, ceiling beams, window, radiator within ornate cover and stone framed window opening.

KITCHEN/BREAKFAST ROOM

13'1" x 13'1"

Fitted with bespoke wooden base units complemented by granite work surfaces and traditional range oven, integral fridge & freezer, tiled floor, terracotta wine rack, dual aspect over side and rear gardens, timber ceiling beams and double panel radiator.

REAR LOBBY

Double panel radiator, tiled floor, door to rear garden and doors leading to side garden

CLOAKROOM/WC

Fitted with low level wc, wash hand basin, two windows to side elevation, tiled floor and radiator.

UTILITY ROOM

11'3" x 7'4"

Fitted with matching bespoke wooden base units complemented by granite work surfaces with inset Belfast sink with mixer tap over, tiled floor, dual aspect to side elevations and single panel radiator.

FIRST FLOOR

Having oak flooring, window overlooking rear garden, attractive ceiling beams and providing access to

MASTER BEDROOM

18'6" x 15'7"

A delightful master suite having oak flooring, traditional ceiling beams, window to front elevation, radiator, large walk in cupboard (16'4 x 6'9), telephone point, stairs providing access to fourth bedroom at second floor and door leading to

EN-SUITE

Comprehensively fitted with a three piece traditional white suite comprising: low level wc, pedestal wash hand basin, tiled shower cubicle with glazed enclosure, tiled floor, window to front elevation and white heated towel rail.

SECOND BEDROOM

16'0" x 11'6"

An attractive double bedroom having oak floor, window overlooking front garden, radiator and traditional ceiling beams.

FAMILY BATHROOM

13'3" x 13'3"

Mixing both contemporary and traditional design to provide this stunning family bathroom incorporating freestanding claw foot bath, two wood block mounted wash hand basins, low level wc, tiled floor, spotlights to ceiling, dual aspect to side elevations, heated towel rail and contemporary chrome tubular spiral radiator.

GAMES ROOM

15'5 x 24'3

A further reception space having oak staircase leading to the second floor gallery, exposed stone wall, Inglenook feature fireplace with inset log burner, four windows, oak flooring, radiator, and a door leading to the rear garden via an external wooden staircase.

SECOND FLOOR GALLERY LANDING

With staircase leading to the games room on the ground floor.

GUEST SUITE

20'2" x 14'6"

An attractive guest suite with exposed ceiling beams, radiator, wood flooring and Velux roof light window.

EN-SUITE

Fitted with a luxury suite to include freestanding claw foot bath, wood block mounted wash hand basin, low level wc, tiled floor and exposed ceiling beams.

FOURTH BEDROOM

16'9" x 15'3"

Having fitted wardrobes, two windows, Velux roof light window, radiator, exposed ceiling beams and oak flooring.

STUDY/SITTING AREA

15'8" x 8'0"

An ideal area for relaxation or study, leading to gallery landing overlooking the first floor sitting room, with oak flooring, radiator and Velux roof light window.





GARDEN ROOM

32'9" x 13'1"

A detached timber construction with, wall to wall bi-fold windows, electric power and heating. Currently used as a gym.

EXTERNALLY

This delightful property occupies this expansive plot having a lawned garden to the front, bordered by mature shrubs and trees, and an attractive rear garden incorporating formal lawned gardens, a stone patio area and also a timber decking area. To the rear of the garden is an additional garden area of hard standing providing access to the rear lane. To the front of the property there is also a large paved driveway providing parking for a number of vehicles.

EPC

EPC Rating -

EPC Link -

Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

Free Valuation!

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

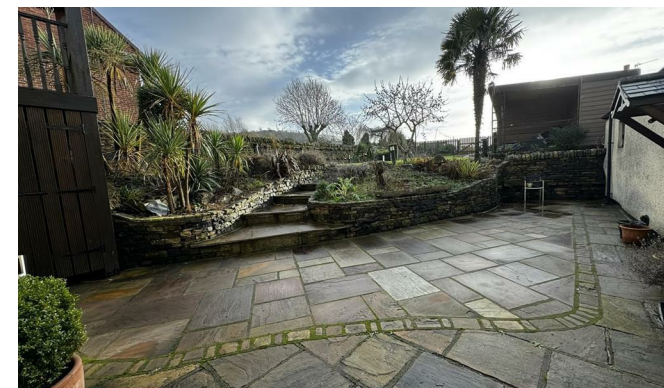
Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: F
EPC Rating:



1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.