



# STUART EDWARDS

## Wood View , Shincliffe DH1 2NQ

- EXTREMELY RARE OPPORTUNITY
- LARGE END TERRACED HOUSE WITH PERIOD FEATURES
- SUBSTANTIAL SITE WITH ADDITIONAL LAND
  - MAGNIFICANT VIEWS
  - NO ONWARD CHAIN
- PREMIER LOCATION
  - 5 BEDROOMS
- DEVELOPMENT POTENTIAL
- PICTURESQUE VILLAGE

Offers In The Region Of £900,000



### FULL DESCRIPTION

An extremely rare opportunity to acquire an exceptional property, situated in Shincliffe Village which is regarded as one of the premier locations close to Durham City.

Extending to approximately 0.75 acres or thereabouts the site consists of a substantial end terraced house with a large detached garage/storage building, that subject to planning permissions, would convert to an additional dwelling of great character and charm. There would be ample space to provide communal access as well as a garden area.

Additionally, land adjacent to the cottage is included within the curtilage of this property and extends to approximately 3.36 acres or thereabouts.

7 Wood View requires a program of renovation and updating. Perfect for any owner looking to create a home to their own tastes and being superbly located with magnificent views over the surrounding countryside.

Still enjoying many of its original period features, the internal living accommodation comprises, entrance hallway with lounge, separate dining room and a further reception room. The kitchen has a large pantry and dining area with "Aga" cooker and rear entrance lobby. A side entrance lobby leads to a cloakroom/wc and useful utility room.

Stairs from the main hallway lead to a half landing with family bathroom and 2 bedrooms. Stairs then lead to a further 3 bedrooms.

Externally there is ample off-road parking and beautifully kept formal gardens.

Properties of this calibre do not come to the open market very often. Sure to prove extremely popular, early viewings are strongly recommended to avoid disappointment.



### ENTRANCE HALLWAY

Double radiator and stairs with under stair storage cupboard to the first floor landing.

### LOUNGE

18'4 x 18'0

Bay window and marble feature fireplace with cast iron insert and original tiles.

### DINING ROOM

16'4 x 12'3

Alcove cupboards and 1930s feature fireplace with French polished surround, tiled inlay and inset gas fire.

### RECEPTION ROOM

12'9 x 11'10

Alcove cupboard and tiled feature fireplace with inset gas fire.

### KITCHEN

10'0 x 11'0

Range of wall and floor units with inset stainless steel single drainer sink unit, double radiator, plumbed for automatic washing machine and large pantry.

### DINING AREA

13'3 x 12'4

With gas fired "Aga" cooker.

### REAR ENTRANCE LOBBY

### SIDE ENTRANCE LOBBY

### CLOAKROOM/WC

WC and radiator.

### UTILITY ROOM

Wash hand basin and wall mounted central heating boiler.

### HALF LANDING

### BEDROOM 5

8'4 x 10'6

### BEDROOM 3

11'4 x 11'5

### FAMILY BATHROOM

Vanity unit with inset wash hand basin, bath, heated towel rail and airing cupboard.

### SEPERATE WC

### FIRST FLOOR LANDING

### BEDROOM 1

18'5 x 13'2

### BEDROOM 2

17'4 x 12'6

Tiled feature fireplace.

### BEDROOM 4

11'10 x 11'6

Slate feature fire surround.

### GARAGE

### GARDENS

Large well stocked and kept formal gardens with lawn area bordered by mature plants shrubs and trees.

### GRASSED PASTURE

There is an additional grassed pasture measuring approximately 3.36 acres or thereabouts.

### OVERAGE

As far as the land surrounding the property is concerned, an overage maybe required if additional planning permission is sought. All details will be agreed subsequently.





### FREEHOLD.

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

### EPC.

EPC Rating - E

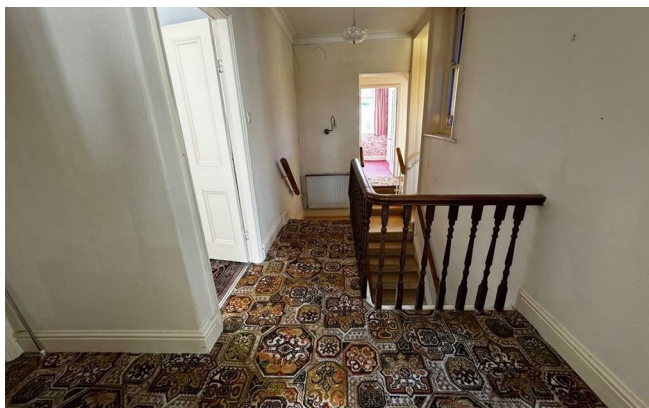
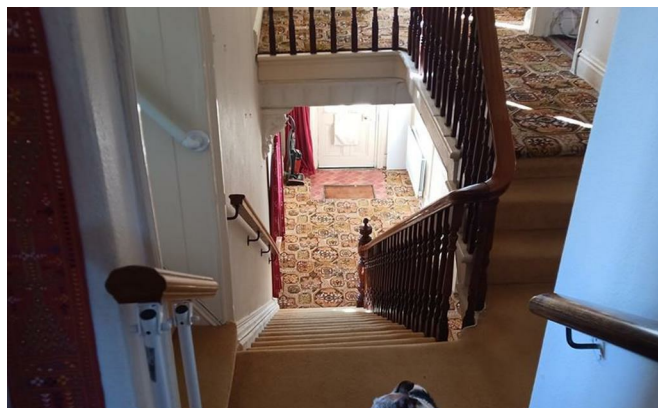
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/6800-1257-0622-4429-3753>

### IMPORTANT INFORMATION.

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!

### FINANCIAL ASSISTANCE

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.**

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

### 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: G**  
**EPC Rating: E**



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