



THE AITCHES

9 School Street, Witton-Le-Wear



GSC GRAYS

PROPERTY • ESTATES • LAND

THE AITCHES

9 SCHOOL STREET, WITTON-LE-WEAR

A SUBSTANTIAL AND SPACIOUS STONE BUILT PROPERTY, TUCKED AWAY IN THE HEART OF THE VILLAGE OF WITTON-LE-WEAR. SITUATED IN AN ELEVATED POSITION, THIS HANDSOME BUILDING ENJOYS SUPERB OPEN COUNTRYSIDE VIEWS TO THE REAR AND FORMAL GARDENS WITH VARIOUS LAWNED AND SEATING AREAS, INCLUDING A SPACIOUS BALCONY TO TAKE IN THE SURROUNDING SCENERY. BUILT BY THE CURRENT OWNERS AND SET OVER THREE FLOORS, THE FLEXIBLE AND SUBSTANTIAL ACCOMMODATION MEASURING IN EXCESS OF 4,500 SQ FT, ALLOWS FOR MULTIGENERATIONAL LIVING WITH SPACIOUS ROOMS ON EACH LEVEL. THERE ARE FOUR BEDROOMS TO THE UPPER FLOOR, A RANGE OF RECEPTION ROOMS AND FLEXIBILITY OF USES TO THE LOWER GROUND LEVEL. COMPLIMENTING THE SPACE INTERNALLY, THERE IS AMPLE PRIVATE PARKING AND A TRIPLE GARAGE TO THE FRONT OF THIS DETACHED FAMILY HOME.

Accommodation

Entrance Hallway • Dining Room • Living Room • Breakfast Kitchen • Sitting Room • Utility Room • Cloakroom • Office • Games Room • Gym • Library • Three Storage Rooms • Five Bedrooms • Three with En-Suite • House Bathroom

Externally

Extensive Formal Lawned Gardens • Superb Array of Well Stocked Beds and Borders • Patio Seating Areas • Balcony • Triple Garage • Summer Terrace • Ample Parking • Green House



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12 The Bank, Barnard Castle, County Durham DL12 8PQ

Tel: 01833 637000

www.gscgrays.co.uk

barnardcastle@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

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Situation

Bishop Auckland 5 miles, Darlington 16 miles, Durham 13 miles, Newcastle upon Tyne 35 miles (please note all distances are approximate). The property is situated within the village of Witton-Le-Wear which benefits from two Public Houses, two Churches and a primary school. Within close proximity of the property lies the market town of Bishop Auckland which has a good range of amenities including both independent and national shops and eateries.

The Aitches Accommodation

Ground Floor

The property is accessed through a solid timber front door which leads into a spacious entrance hall complete with solid maple flooring which also leads through into the living and dining room, the main staircase being the focal point, situated in the centre of the room. Doors lead to the principal reception rooms, kitchen, office, cloakroom and there is also a useful storage cupboard. There are windows either side of the main door and a glazed pane through to the dining room allowing ample natural light.

The living room offers a gas effect log burner situated in an alcove with stone flooring and feature windows either side. This room also enjoys a dual aspect to both the front and rear elevations, period style cornicing and solid maple flooring, adding character to this spacious room. The dining room has a bay window with three large panes to enjoy the superb countryside views along with a solid maple timber floor, which runs through from the hall.

Leading into the kitchen there is a good range of units with wooden frontage and granite surfaces, a Rangemaster with matching extractor hood, white Belfast ceramic sink, with a window above to enjoy the views, spaces for a dishwasher and an American style fridge freezer. There is space for a breakfast table and French doors leading out to the spacious balcony, perfect for Alfresco dining and entertaining. From the kitchen there is an inner hallway which provides access to the side of





the property and has potential to be created into a walk-in pantry cupboard.

Leading from the hallway there is also a generously sized home office with a window to the front which is ideal for those who have the flexibility of working from home. The spacious cloakroom has a white suite including a step-in shower, wash hand basin and WC. There is also a staircase within the main hall which leads down to the lower ground level accommodation.

Lower Ground Floor

The lower ground level provides a wide range of options for a purchaser, as it offers the opportunity to convert this space into a self-contained annex, additional reception rooms, bedrooms or a workspace if required (subject to necessary consents). The stairs lead down into an open reception hall, currently used as a library with a good range of fitted bookshelves and doors leading into the fifth bedroom, pantry, small gym area and laundry room with plumbing for washing machine. There is an opening with stairs leading down into

the open plan games room which has two arches providing access into both the gym and fifth bedroom. This substantial room also has a feature fireplace and snug area situated in one corner. There are also three sets of French doors leading out to the principal gardens and patio seating area.

The fifth bedroom is a generous double bedroom, with an en-suite shower room comprising a step-in corner shower, wash hand basin and WC, with a door into the boiler room, housing the oil boiler and hot water cylinder. This bedroom is open plan with steps down into the games room. The gym area is located at the opposite side of the games room with a similar open plan layout and steps, with a large storage cupboard.

Within the lower ground level, there is a useful walk-in pantry room, as well as a small gym area/ sauna room, which has a door that leads into the laundry/ additional storage room.

First Floor

The galleried landing to the first floor continues the feeling of grandeur from the main entrance hall which has doors leading



into the sitting room, four bedrooms and house bathroom. There is also a window to the front which allows for natural light and double, partially glazed doors into the sitting room. The sitting room has three full height windows within a bay to the rear, which enjoy the far-reaching views from an elevated position and remain in keeping with the design of the dining room windows below as well as two to the side of the bay. There is an electric feature fireplace with a granite and wooden surround. This room has potential to be changed into an additional bedroom, if required.

Adjacent to this room is the master suite which is well equipped with a substantial array of fitted wardrobes and an en-suite. The en-suite includes his and hers pedestal wash hand basins, a step-in shower and WC, tiled floor with electric

underfloor heating, a window to the front of the property and a heated towel rail. The Master bedroom also enjoys a superb countryside view to the rear. The second double bedroom is located at the opposite side of the landing with a window to the front, built in wardrobes and an en-suite shower room equipped with shower, wash hand basin and WC.

The third double bedroom enjoys views to the rear and also has a built-in storage cupboard and Jack and Jill style door leading into the house bathroom, which provides the flexibility of an en-suite. The fourth bedroom to the first floor is also a double bedroom with a window facing the front of the property. The bathroom has a four-piece suite including a substantial oval shaped bath which is panelled and tiled, a pedestal wash hand basin, WC and shower. There is also a frosted glazed window to the rear.

Externally

The property is accessed via a driveway leading between two dwellings from School Street to a tarmac area providing parking for several vehicles, in front of the detached, stone built triple garage. The garages have electric roller doors, with light and power connected.

There is access to the formal gardens at the rear, to the east side of the property, with walled and fenced boundaries to the front and sides. There are a few steps with borders

housing mature shrubs, frame the path to the east side access leading to the substantial rear patio. The patio sits adjacent to the basement rooms which can be accessed through three sets of French doors and enjoys lovely views over the well-maintained gardens.

The gardens are laid out in a traditional style with stone steps leading down the centre of the plot to various levels, which are mainly laid to lawn, with flower beds and borders housing a variety of mature shrubs, herbaceous plants and box hedging. There is also a sun terrace situated on one of the levels, another ideal dining area. The lower level of the garden is laid to lawn with a hedged boundary screening the traditional railway line.

To the western side of the garden there is a discreetly hidden green house with scope for a vegetable garden if desired. Also, there is a storage secure annex with water supply.

At ground floor level, there is also a superb stone balcony with decking to enjoy the views at an elevated level and of a substantial size to fit a dining table, ideal for Alfresco entertaining and dining.

Services

Mains electricity, water and drainage is connected. The property is heated by oil fired central heating and the gas

feature log burner is fired by LPG bottled gas. The house also has CCTV and a burglar alarm.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion. Durham County Council. For Council Tax purposes, the property is banded G.

Wayleaves, Easements & Rights of Way

The Aitches is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not. There is a right of access across 9a driveway and 9a has a right to use the driveway of The Aitches.

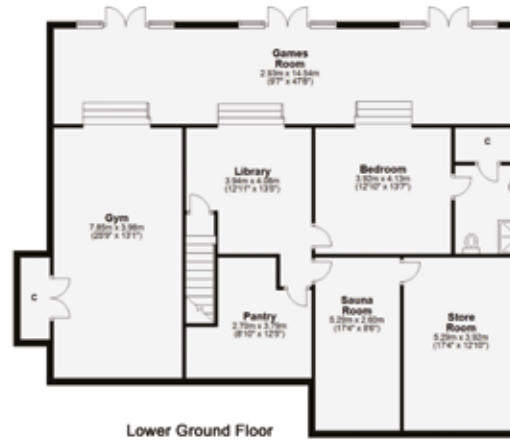
Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.





The Aitches Witton Le Wear

Total area: approx. 432.3 sq. metres (4653.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2021

Photographs taken: July 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	75