



BURNLEE
Ramshaw, Bishop Auckland



BURNLEE

BOWES CLOSE, RAMSHAW, BISHOP AUCKLAND, DL14 0NX

A SPACIOUS AND IMMACULATEDLY PRESENTED SIX BEDROOM DETACHED FAMILY HOME PROVIDING FLEXIBLE FIRST CLASS ACCOMMODATION OCCUPYING A PLOT OF APPROXIMATELY 1.31 ACRES INCLUDING A GRASS Paddock, STABLE BLOCK AND GENERAL PURPOSE BUILDING.

Accommodation

Entrance Hall • Living Room • Dining Area • Kitchen • Utility Room
Ground Floor Bedroom with En-Suite • Two Further Ground Floor Bedrooms
Ground Floor House Bathroom • First Floor Galleried Landing • Master Bedroom with En-Suite and Balcony • Two Further Bedrooms • House Bathroom

Externally

Electric Gated Driveway • Parking • Garden • Garage
General Purpose Building • 0.77 Acre Paddock • Stable Block



GSC GRAYS

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Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
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Tel: 01748 829217





Situation

Situated on the edge of the village of Ramshaw, yet still within easy reach of Evenwood Village centre, which affords the property excellent local amenities including post office, convenience stores, public houses, two primary schools together with public transport links to the major towns including Bishop Auckland, Darlington, Barnard Castle and surrounding areas. Bishop Auckland provides all of the leisure and living amenities expected from a busy vibrant town centre together with excellent public transport links, both rail and bus, to surrounding major towns and cities, including Durham and Newcastle upon Tyne.

The Property

Burnlee offers approximately 3,000 sq ft of flexible residential accommodation over two floors. The dining area boasts exposed stone walls and with vaulted ceiling opening onto a bespoke kitchen forming the heart of this family home. The living room provides dual aspect windows and a feature fireplace with door leading through to two ground floor bedrooms, one with an en-suite and a ground floor house bathroom.





The first floor landing gives access to the master bedroom suite with south facing balcony overlooking the paddock. There are two further first floor bedrooms and a house bathroom with Jack and Jill access to the bathroom.

Garden

Mature planted garden mainly laid to lawn with patio area providing an ideal alfresco dining area. To the rear of the property there is a large gravelled area.

Garage

To the side of the property there is a garage currently used as a gym.

General Purpose Building

Offering approximately 1,250 sq ft of space with power and light.

Stable Block

Timber built to be completed. Further information available upon request.

Paddock

A grass fenced paddock of approximately 0.77 acres.

Services

Mains electricity, water and drainage. Oil fired central heating.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded F.

Wayleaves, Easements & Rights of Way

Burnlee 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.

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.

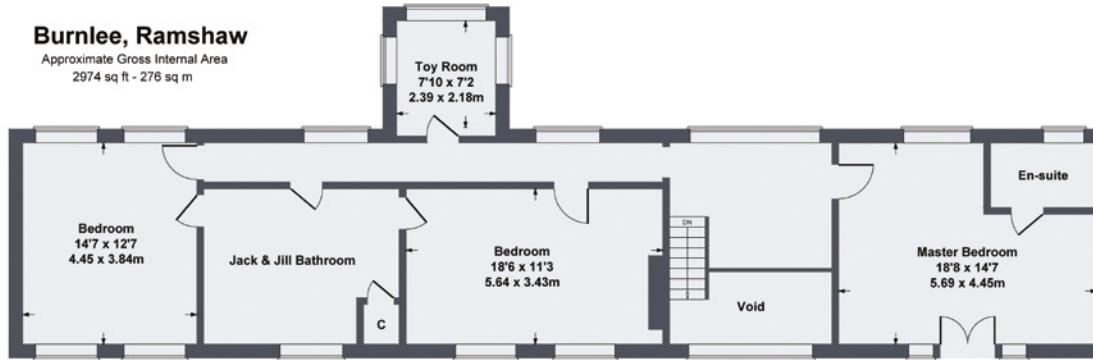
Viewings

Strictly by appointment via GSC Grays.

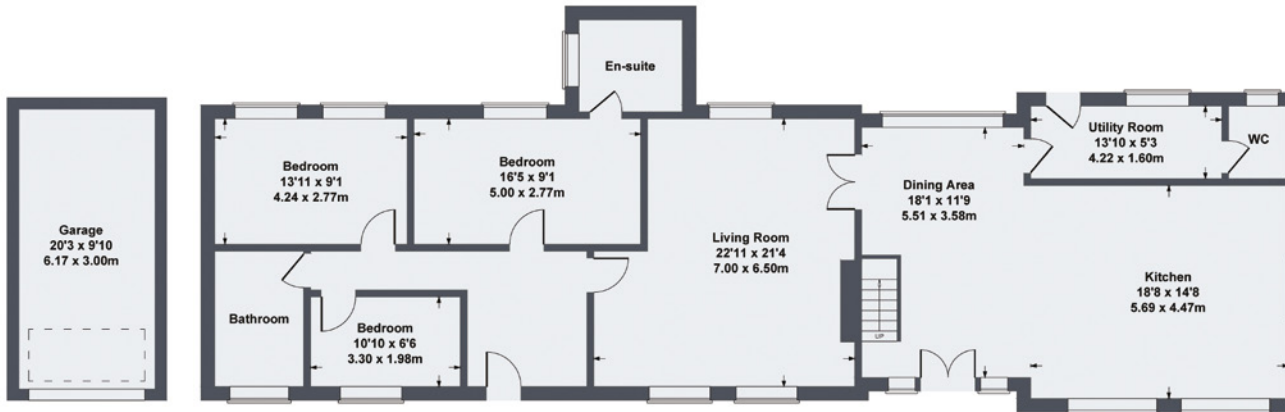


Burnlee, Ramshaw

Approximate Gross Internal Area
2974 sq ft - 276 sq m



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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	56	
(1-20) G		75
Not energy efficient - higher running costs		

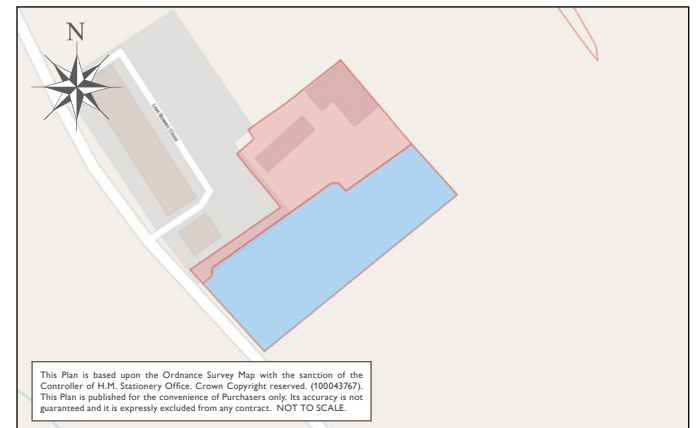
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: March 2024

Photographs taken: March 2024



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