



THE BRAMBLES

Dairy Lane, Westerton, County Durham



GSC GRAYS
PROPERTY • ESTATES • LAND

THE BRAMBLES

DAIRY LANE, WESTERTON, COUNTY DURHAM, DL14 8DU

AN EXCEPTIONAL FAMILY HOME SET OVER THREE FLOORS, FINISHED TO THE HIGHEST OF STANDARDS AND OCCUPYING AN INCREDIBLE, ELEVATED POSITION WITH FAR REACHING VIEWS OVER ROLLING FIELDS, AND ACCOMMODATION EXTENDING TO OVER 4,750 SQUARE FEET

Accommodation

Entrance Hall • Atrium • Kitchen/Dining Room • Living Room • Garden Room
Utility Room • Two Cloakroom WCs • Master Bedroom with En-suite, Dressing Room and Balcony • Two Guest Bedrooms with En-suites • Two Further Double Bedrooms • House Bathroom

Externally

Triple Garage • Stunning South-Facing Gardens • Raised Rear Patio
Rear Timber Decking • Further Front Garden • Solar Panels
Immense Views Across Open Countryside



GSC GRAYS

PROPERTY • ESTATES • LAND

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

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217





Situation

The Brambles is situated in the historic village of Westerton, providing easy access to a range of local facilities approximately 3.2 miles away in Bishop Auckland, where there is an extensive range of amenities available including a range of primary and secondary schools, shops, supermarkets and health care facilities. Independent education is offered at Barnard Castle School (17 miles away) from ages three to eighteen-years-old.

There is also access to transport systems via bus which provide access to not only the neighbouring towns and villages but to places further afield. The A689 is nearby and leads to the A1(M) which is ideally located for commuters to Durham, Darlington and York. Darlington is easily accessible and the East Coast Main Line ensures both London and Edinburgh can be reached by rail in under 2 hours 30 minutes.

The Property

The Brambles is a modern detached house and is a true gem waiting to be discovered. Boasting an impressive five bedrooms and four reception rooms, this property offers ample space for comfortable living.

With parking and garaging for up to six vehicles, and over 4,750 square feet of accommodation, this residence is designed to cater to your every need. The master bedroom is a sanctuary in itself, featuring an en-suite bathroom and a balcony that offers breathtaking south-facing views.

One of the main highlights of this property is the atrium, with windows allowing natural light to flood the space and creating a seamless connection with the outdoors.

Features

There are numerous stand-out features on offer at The Brambles, including a luxurious house bathroom featuring a steam room and sauna. The property also features top-notch amenities such as air source heating, underfloor heating, and solar panels, ensuring both environmental friendliness and cost-efficiency.



Finished to the highest of standards, this property exudes elegance and sophistication. Whether you are looking for a peaceful retreat or a place to entertain guests, this house offers the perfect blend of comfort and luxury. The networking in all rooms allows for seamless connectivity throughout the house, while the integrated sound system sets the perfect ambiance for any occasion.

Entertainment is taken to the next level with a projector and screens in the living room, ideal for movie nights or catching up on your favourite shows. Additionally, the house's modern design and layout make it perfect for both relaxing evenings and lively gatherings.

A private Dressing Room is accessed above the Master Bedroom on the second floor and showcases a walk-in-wardrobe.

Externally

With lawned gardening on three sides of the property and a range of mature trees, plants and shrubs, privacy and tranquillity is not a concern at The Brambles. The south-facing views across the open countryside are simply immense, and the rear decking accessed from the Garden Room seamlessly connects the modern interior with the outdoors.

Please note that the solar panels are owned, not leased and included in the sale.

Parking

The triple garaging and private driveway provide parking for up to six vehicles, with the garages being accessed both externally as well as from the utility room.

Services

Mains water, electricity (as well as solar panels), gas and drainage are connected. Air source heating.

Agents' Note

Please note that upon transfer of ownership, an amendment will be required to the boundary of the Title Plan. For further information please contact GSC Grays.



Tenure, Local Authority and Council Tax

The property is believed to be offered freehold with vacant possession upon completion.

Durham County Council - Tel: 03000 26 00 00

For Council Tax purposes, the property is banded G.

Wayleaves, Easements & Rights of Way

The property 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.

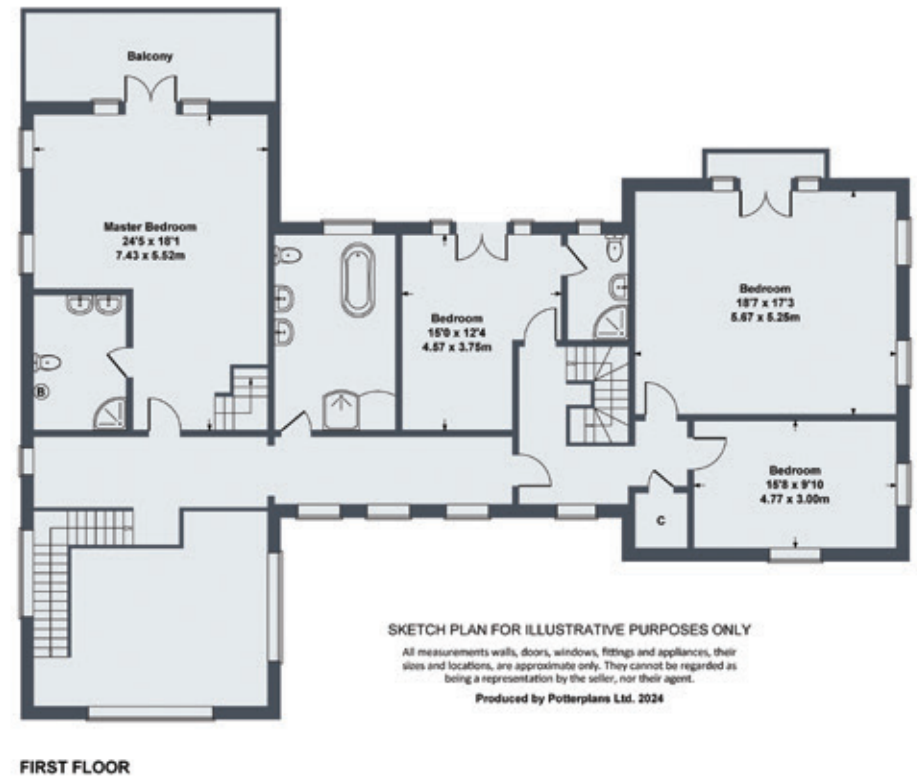
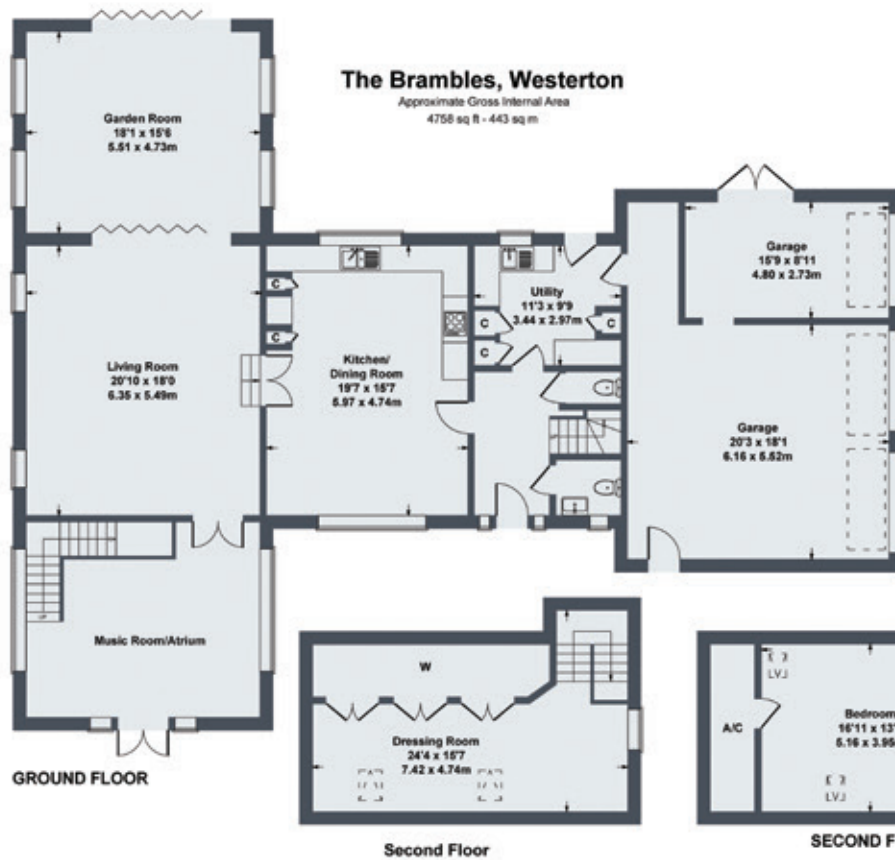
Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and area 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.





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	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2024

Photographs taken: June 2024