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ASH TREE HOUSE | 51 TUDHOE VILLAGE  
| DLI6 6LG

# ASH TREE HOUSE | 51 TUDHOE VILLAGE

## | DL16 6LG

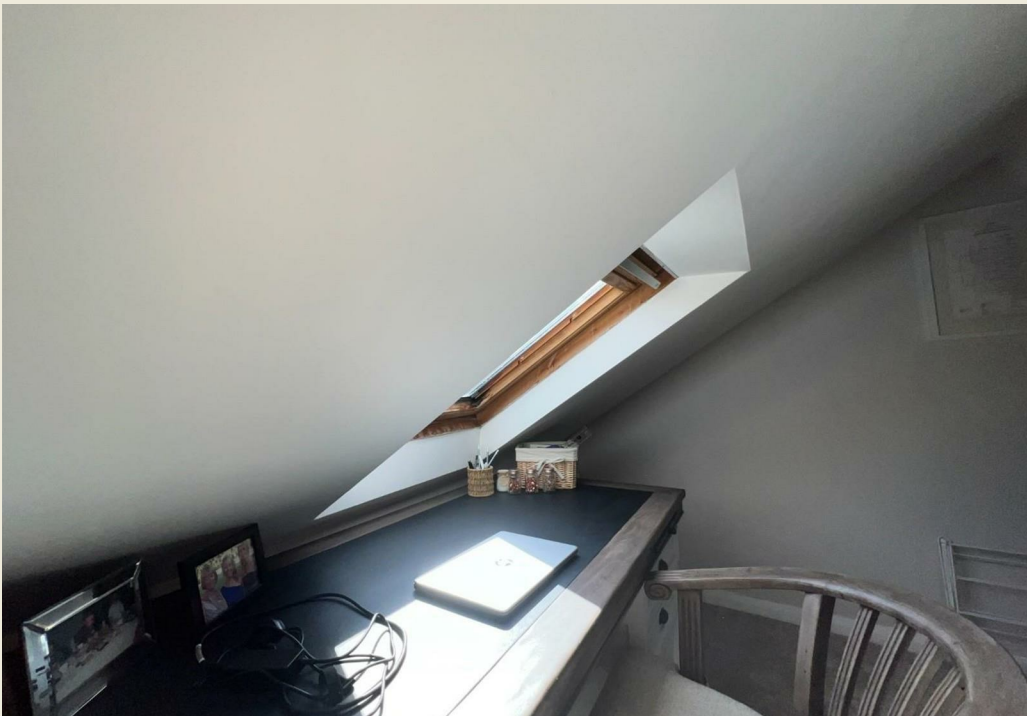
Situated at the heart of one of County Durham's most attractive parishes with views across the pretty green, Ash Tree House in Tudhoe is a quintessential village home. The 18th century village pub restaurant is close by and there are countryside walks on the doorstep, all adding up to a high quality of life in a peaceful setting yet within easy reach of Durham city and major transport links. In recent years semi-detached Ash Tree House has undergone a full refurbishment that has retained the features associated with older village homes of character and added a number of contemporary improvements. The immaculately presented accommodation is spread over three storeys of the stone-built property allowing great flexibility in how the existing space is utilised to meet individual needs. The ground floor comprises an elegant and comfortable lounge to the front with a bay window, original fireplace and solid wood flooring. Moving along the traditional Victorian hallway brings you into the bright dining kitchen which is fitted with cream units with complementary worktops, a range cooker and a central island and breakfast bar. The kitchen leads into a 21ft long sun lounge to create a superb entertaining space with access through French doors to the enclosed rear garden when the weather allows. A good size utility and WC complete the ground floor. To the first floor there are two good size doubles, including a master with fitted wardrobes and a lovely second bedroom, together with a single bedroom, all served by a luxury family bathroom. The second floor accommodates a large and thoroughly charming double bedroom with beamed ceiling with far reaching views over fields and towards Durham Cathedral, a further single room currently used as an office and a shower room.











#### CONTINUED:-

**AMENITIES:** The property has a two vehicle drive to the right hand side of the house, whilst to the rear there is a stunning landscaped garden with laid to lawn established borders, raised decked pergola, Summer house and patio area. The garden is extremely private and enjoys morning to evening sun.

#### AGENTS NOTES:

- \* All main services
- \* Gas fired central heating via radiators
- \* Doubled glazed
- \* Tenure Freehold
- \* Local Authority Durham
- \* Council Tax Band: E Annual Price: £2,971
- \* Flood Risk: No Risk
- \* Internet speed: Basic 9 Mbps
- \* Ultrafast 9000 Mbps

**Disclaimer:** The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Fine and Country cannot accept liability for any information provided.

#### VIEWINGS:

Via Robinsons Regency & Rural

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#### LOCATION:-

Tudhoe Village lies about six miles west of the historic City of Durham, a mile or two to the west of the Great North Road. The village is now a quiet backwater, its green, a cul-de-sac that runs down towards the River Wear. The Green Tree Public House built in the 1700's, is at the heart of the village green, a rustic country Pub with a fabulous reputation and very popular amongst the locals

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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