



## Westwood Kirkley

This charming detached property benefits from a serene location, offering a fantastic opportunity for those seeking outside space and equestrian facilities. With four reception rooms, two kitchens, and four bathrooms, this property provides ample space for comfortable family living. The property boasts 2.2 acres of land, complete with a paddock, floodlit arena, stable block, and tack room, making it ideal for horse lovers. The beautiful surroundings benefit from the tranquil 'March Burn' flowing through the grounds, creating a picturesque setting perfect for relaxation and outdoor activities. The property also features a quadruple garage and a two-bedroom annexe, offering additional space and versatility. Unique features of this property include high ceilings, a quadruple garage, ample parking spaces, a delightful garden with stunning views, balcony, swimming pool, and even a gym within the building. Located near schools and offering peaceful surroundings with walking and cycling routes nearby, this property is ideal for families looking to create their own haven in the countryside. Don't miss out on this fantastic opportunity to transform this property into your dream home!

## Offers In The Region of £850,000

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# Westwood Kirkley

## **Reception Hall 11'11 x 9'6 (3.63m x 2.89m)**

The property benefits from a welcoming reception hallway with fitted storage, feature wall lighting, tiled flooring and access to both the main house and the annex. Saloon style doors open to the:

## **Utility Room 7'1 x 7'7 (2.15m x 2.31m)**

This useful room benefits from spaces for appliances and a double-glazed door to the side which leads out into the garden.

## **Reception/Play Room 10'11 max into recess x 17'10 (3.32m x 5.43m)**

This fabulous dual aspect room has double glazed windows to the front and side, carpeted flooring, feature wall lighting and radiator.

## **Dining Room 14 max x 17'1 max into recess (4.26m x 5.20m)**

This lovely room has an opening to the kitchen, a double-glazed box bay window and door to the front overlooking the garden, carpeted flooring, feature wall lights and a radiator.

## **Kitchen 9' x 13' (2.74m x 3.96m)**

An impressive fitted kitchen with space for a range oven and cooker hood above, under unit lighting, work surfaces with sink unit inset, part tiles walls, vinyl flooring, space for a dishwasher and fridge freezer and a double-glazed window to the rear.

## **Ground Floor WC and Cloakroom**

This area has a range of storage cupboards, carpeted flooring, a double-glazed window to the rear, sink unit, radiator and WC.

## **Lounge 14'11 max into recess x 11'9 max (4.54m x 3.58m)**

A wonderful living room with feature fireplace and stove, carpeted flooring, radiator, double glazed window to the side and front and an archway to the study.

## **Study 7'11 x 5'2 (2.41m x 1.57m)**

The study has a double-glazed window to the rear, carpeted flooring and a radiator.

## **Landing**

Stairs lead to a carpeted landing with double glazed window to the front and carpeted flooring.

## **Principal Bedroom 11'10 max x 11 max (3.60m x 3.35m)**

A lovely room with double glazed windows to the front and side, carpeted flooring, radiator, fitted storage and a dressing room with double glazed window to the rear.

## **Bathroom One 5'4 x 7'8 (1.62m x 2.33m)**

This room benefits from a bath tub with shower over, wash hand basin inset to storage, WC, tiled walls, an extractor fan, spotlights and a double-glazed window to the rear,

## **Bedroom Two 10'10 x 12'1 plus wardrobes (3.30m x 3.68m)**

This well-proportioned room has a double-glazed window to the front, fitted wardrobes, carpeted flooring and a radiator.

## **Bedroom Three 8'6 max x 10'4 max into recess (2.59m x 3.14m)**

A charming room with double glazed window to the rear, carpeted flooring and a radiator. There is a door to the side which gives access to the annex.

## **Inner Landing to Annex**

A carpeted inner landing with storage cupboard, carpeted flooring and a door to the living room of the annex.

## **Annex Living Room open to Dining Room 11'6 x 31'8 (3.50m x 9.65m)**

This well-proportioned and versatile room benefits from double glazed sliding doors leading to a fantastic balcony overlooking the paddock. This spacious room has double glazed windows to the front and side, carpeted flooring, radiators, a dining area and an opening to the kitchen.

## **Kitchen 5'11 max x 13'8 max (1.80m x 4.16m)**

The kitchen benefits from fitted units with work surfaces above and sink unit inset. The kitchen has Amtico flooring, part tiled walls, integrated appliances and opens to the dining area.



## Landing

There is a carpeted landing with a door to the principal annex bedroom and stairs down to the annex entrance hall.

## Annex Principal Bedroom 17'10 max x 17'3 max (5.43m x 5.25m)

A wonderful room with double glazed windows to both sides, carpeted flooring, fitted wardrobes, drawers and dressing area, carpeted flooring, feature wall lights, storage heater and a door to the en-suite shower room.

## Shower Room 9 x 5'11 (2.74m x 1.80m)

A stylish shower room with shower enclosure, WC, wash hand basin inset to storage, tiled walls and flooring, heated towel rail and extractor fan.

## Annex Entrance Hall

Stairs lead down to the annex entrance hall with carpeted flooring, a double glazed window to the side,

## Ground Floor Annex Bedroom Two 15'9 x 15'1 plus wardrobes (4.80m x 4.59m)

This well-proportioned bedroom has carpeted flooring, fitted wardrobes, a double-glazed window to the side and storage heater.

## Ground Floor Bathroom 6'3 x 9'5 (1.90m x 2.87m)

With bath tub and shower over, WC, wash hand basin inset to storage, radiator, two double glazed windows to the rear, tiled flooring, part tiled walls and an extractor fan.

## Ground Floor Utility 5'10 x 6'6 (1.77m x 1.98m)

This area has fitted storage units with work surfaces and sink unit inset, a double-glazed window to the rear and heated towel rail.

## Garage 30'6 x 18'5 (9.29m x 5.61m)

The quadruple garage has two double roller shutter doors, light, power and a double-glazed window to the side.

## Swimming Pool 9'6 x 23'9 (2.89m x 7.23m)

This room benefits from a resistance swimming pool, carpeted flooring, wall lights, an electric wall heater, and a double-glazed window to the side.

## Gym and Sauna/Shower Room 15'11 max x 10'10 max (4.85m x 3.30m)

This room benefits from a fitted sauna, shower enclosure, WC, wash hand basin, gym area, double glazed window to the rear, storage heater and wall lights.

## Gardens and Grounds

The property has fabulous mature grounds with the tranquil 'March Burn' flowing through the plot. There is parking for a multitude of vehicles, beautiful gardens and an adjoining paddock, stable block and floor lit arena.

## Stable Block and Tack Room 70'7 max including tack room x 28'1 max (21.51m x 8.55m)

The stable block benefits from six loose boxes with stable doors, a tack toom with window to the side and a vast storage area with double doors to a hard standing area ideal for keeping a horse box/wagon.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Sewage treatment system

Heating: Oil

Broadband: Fibre / Satellite

Mobile Signal Coverage Blackspot: No

Parking: Driveway with quadruple garage

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

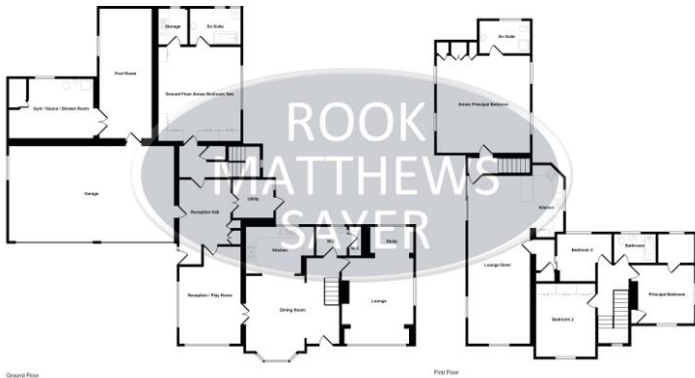
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: F**

**EPC RATING: E**

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Westwood, Kirkley

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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