

Wolsingham | Bishop Auckland | County Durham

6 Leazes Lane





Accommodation in Brief

Ground Floor

Entrance Hall | WC | Kitchen/Breakfast Room | Utility Room
Dining Room | Study | Sitting Room

First Floor

Principal Bedroom with En-suite Shower Room
Guest Bedroom with En-suite Shower Room
Family Room/Bedroom | Fourth Bedroom | Bathroom

Second Floor

Further Bedroom with En-suite Shower Room | Six Bedroom

Externally

Gated Driveway | Integral Double Garage | Garden | Gravelled Seating Area
Log Cabin | Patio | Walled Garden | Shed





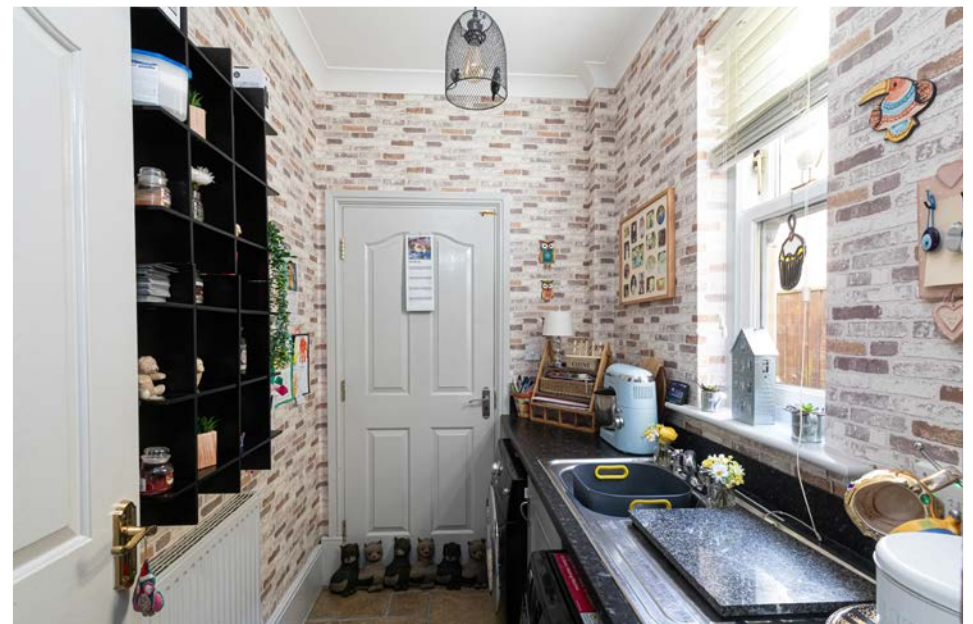
The Property

Built on former grounds of Wolsingham School in 2005, Leazes Lane is a small and peaceful exclusive development of attractive stone-built spacious family homes with countryside views, yet within minutes of the desirable market town of Wolsingham. 6 Leazes Lane has been finished to a high standard and offers stylish décor throughout the generous property with flexible accommodation for modern living.

The reception rooms radiate from a large, light entrance hall with handy WC beneath the open staircase to the first floor. The contemporary kitchen with range style cooker integrated dishwasher and housing for a large American style fridge/freezer offers plenty of storage and space for a large dining table. Double doors open into a reception room ideal as a family room, playroom, snug or formal dining room, with French doors out onto the rear patio, and a utility room with laundry facilities leads through into the integral double garage with lighting and power. Behind the stairs sits another room with a variety of uses to suit any buyer: a study, home gym, library – the list is endless. Beside this is an elegant and generously proportioned sitting room, again with French doors to the rear garden, and a large bay window to the front.

To the first floor, the light, space and options for room usage continue. The principal bedroom is positioned to the rear of the house to make to most of the balcony, garden and countryside views beyond, and the beautiful room has an abundance of storage with fitted wardrobes plus a separate walk-in wardrobe, and a smart en-suite shower room with double size shower. A guest bedroom to the front of the house also has a clean, modern en-suite shower room and the third bedroom and family room on this floor are served by a luxurious family bath with separate bath and shower. The family room/bedroom is a huge space currently used as a play and games area, but that again offers a whole host of reception or sleeping options for any family. This room also has a balcony looking out over the rear garden.

The second floor offers two further good-sized bedrooms, one with en-suite shower room, ideal escapes for guests or teenagers, and access to eaves storage from the landing.









Externally

6 Leazes Lane is approached via a gated private tarmac driveway, leading to the integral double garage. To the front of the house is a good-sized lawn kept private by mature trees, and a gravelled seating area, ideal for enjoying the southerly sunshine. A log cabin with power and lighting sits to the other side of the drive; the perfect escape or summerhouse. To the rear, a full width patio with doors from the two main reception rooms offers excellent al fresco dining and entertaining possibilities. Steps lead up to a manicured walled lawn for relaxation or play. A wooden shed sits to one side and there is plenty of space for further outdoor storage. Access to Leazes Lane private estate is via a gated entrance and there is a grassed area in the centre of the estate for communal use.

Agents Note

There is a communal service charge of £100 per month for 10 months of the year to cover the communal electric gates, lighting and maintenance.



Local Information

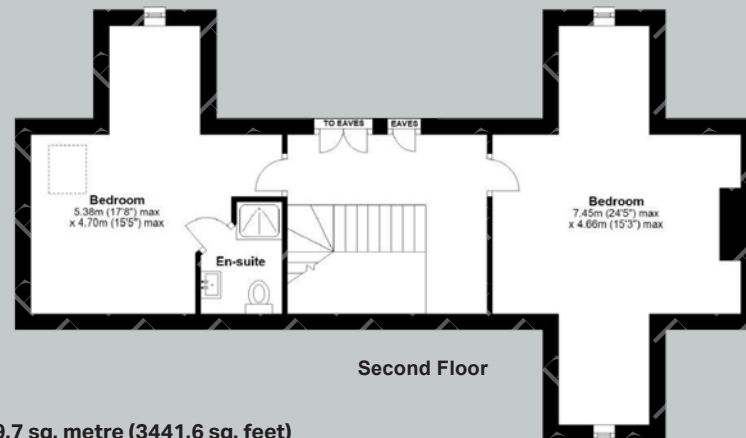
Wolsingham is a small market town situated by the River Wear on the edge of the unspoiled North Pennines Area of Outstanding Natural Beauty. The surrounding rural area is ideal for outdoor enthusiasts and the stunning surrounding scenery is linked by a network of public footpaths, ideal for walking and cycling. Wolsingham remains much as it did hundreds of years ago and the annual Wolsingham Agricultural Show on the first weekend in September, which was established in 1763, is one of the oldest shows in the country.

Wolsingham provides a good range of everyday facilities including a doctor's surgery, chemist, restaurant, pubs and other local businesses. For schooling the town offers Wolsingham Primary School and Wolsingham School & Community College. There are various private schools within the area including Mowden Hall School and Barnard Castle School. Other facilities are available nearby at Bishop Auckland and Durham.

For the commuter Wolsingham is conveniently located for access to the major regional centres of Durham and Newcastle, and from here links to all areas of the UK can be found by rail. Newcastle International Airport and Teesside International Airport are both within easy reach.



Floor Plans



Total area: approx. 319.7 sq. metre (3441.6 sq. feet)

Google Maps

what3words



///constants.remembers.writing

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, water and drainage.

Postcode

Council Tax

EPC

Tenure

DL13 3DP

Band G

Rating C

Freehold

Viewings Strictly by Appointment

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PROPERTIES

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