



*Wheel House The Village*

Hawthorn, Seaham, SR7 8SG



# Wheel House The Village

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## £295,000



*If you seek the unique, if you recognise quality, if you want traditional appeal infused with the best contemporary fittings, then you need look no further than Wheel House. This is a totally unique architect designed residence which sits beautifully within a complex of traditional and contemporary farm buildings in the heart of East Durham's finest village. In full consultation with English Heritage, it has been sympathetically designed to be in keeping with its surroundings, and its visual impact is simply stunning. Its focal point, both internally and externally, is the magnificent octagonal shaped lounge which gives the property its amazing external appeal, as well as generous living space heavily featuring exposed timberwork, traditional stonework, stone corner columns and conservation roof lights. The lounge is the centre piece of the ground floor open living space, incorporating the lounge itself with a generous adjacent living and dining area which opens into a contemporary kitchen with adjacent utility and walk-in pantry. Other design features include a ground floor bedroom with adjacent en-suite, which supplements the two spacious first floor bedrooms, both en-suite. The specification is impressively high, typified by the underfloor heating to the ground floor with expensive tile finishes, as well as the sumptuous kitchen and bathroom fittings. The overall effect of this property is 'space'.*

*Externally, there is a walled and secluded garden to the front. To the rear there is a courtyard and access to the garage. Hawthorn Village is noted for combining ease of access to all of the regions major centres (via the A19) with equal ease of access to the rugged Durham coastline, country walks, woodlands etc. The picturesque village itself is highly respected, with village life centred around the famed village pub, The Stapleton Arms.*  
*Early inspection*

## GROUND FLOOR

### Lounge

23'3"x21'3" (max) (7.09x6.48 (max))

with two double glazed windows, double glazed french doors leading to rear of property, opening to

### Kitchen/Lounge/Diner

23'7"x16'1" + 6'2"x15'4" (7.2x4.9 + 1.88x4.67)

comprising of base units with contrasting worktops and preparation surfaces, electric hob, electric oven, extractor fan, stainless steel sink unit, fridge freezer, dish washer, double glazed window, understairs storage cupboard, staircase leading to first floor

### Utility Room

6'3"x10'4" (1.9x3.15)

with base units, stainless steel sink unit, wall mounted combi boiler, double glazed window, double glazed door leading to garage

### Ground Floor Bedroom

11'1"x10'5" (3.38x3.18)

with double glazed window, door leading to

### Shower Room

having stand alone shower, w.c., wash hand basin, double glazed window and tiled floor

## FIRST FLOOR

### Landing

with velux window and built in storage cupboard housing water tank

### Bedroom 2

9'8"x16'1" (max) (2.95x4.9 (max))

with velux window and radiator

### Ensuite Bathroom

having stand alone shower, w.c., wash hand basin, tiled floor and velux window

### Bedroom 1

16'1"x11'5" (max) (4.9x3.48 (max))

with velux window and radiator

### Ensuite Bathroom.

with stand alone shower, panel bath, w.c., wash hand basin, tiled floor and velux window



## Exterior

There is an enclosed garden to front of property and sizeable drive (18'9x30'2) leading to car port to rear

## DiSCLAIMER

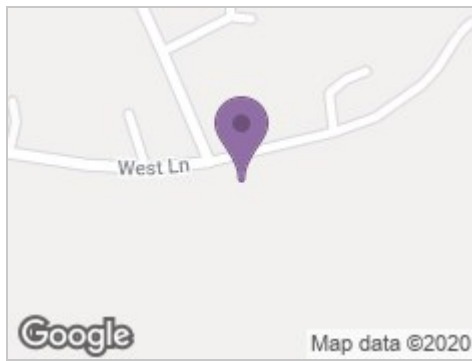
Kimmitt & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.

## Disclaimer 2

Please Note: It is our normal policy to obtain a completed questionnaire from the seller about the property and then disclose any material information to the buyer in accordance with the relevant Consumer Protection Regulations. We have been unable to obtain such a questionnaire in this case and we would ask all interested parties to bear this in mind if proceeding further.



## Road Map



## Hybrid Map



## Terrain Map



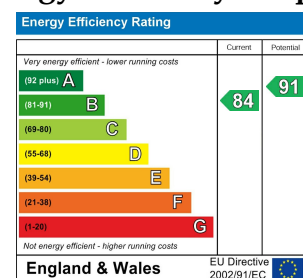
## Floor Plan



## Viewing

Please contact our Seaham Office on 0191 581 3213 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Seaham

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