



VENTURE
PLATINUM

North View | Hunwick
Offers Over £400,000



This is an absolute gem of a property and one not to be missed. It has versatile and flexible living accommodation, with five/six bedrooms and the potential to extend (subject to the necessary consents) to meet your needs. It has been maintained by the current vendors in keeping with the age and style of the property, retaining original and quirky features. A lovely family home which comprises of three reception rooms, five/six bedrooms, extended enclosed gardens and a double detached garage plus workshop. Raby House is in need of some modernisation but has been enjoyed as a family home for many years.

In brief the property comprises of entrance, dining room, lounge, breakfast kitchen, ground floor wc and garden room. To the first floor there are four bedrooms plus home office/nursery, family bathroom and en-suite plus family bathroom. To the second floor there is a further bedroom. Externally there is off road parking for numerous vehicles, a double detached garage and workshop plus mature enclosed garden.

Ground Floor

Entrance

Accessed via a composite entrance door, stairs rise to the first floor and a door leads into the dining room.

Dining Room 4.295 x 4.689 (14'09" x 15'4")

Located to the front elevation of the property having UPVC window, gas fire set on tiled hearth with wooden surround, alcove shelving and dado rail. Central heating radiator and archway through to the lounge which also has a useful storage cupboard.

Lounge 4.413 x 4.654 (14'5" x 15'3")

A beautiful bright room having exposed wooden floorboard flooring, multi-fuel stove set on a granite hearth with wooden mantle over, two UPVC windows and central heating radiator.

Kitchen Breakfast Room 6.20 x 3.14 (20'4" x 10'3")

Located to the rear elevation of the property fitted with a range of cream base and wall units with laminate work surfaces over and tiled splash backs. Space and plumbing for the washing machine, range style cooker, slimline dishwasher, washing machine and fridge freezer. Breakfast bar seating area, wall panelling to half height and central heating radiator. Tiled flooring and three UPVC windows.

UPVC door leads into the Sun Room.

Garden Room 3.693 x 5.095 (12'1" x 16'8")

Located to the rear elevation of the property having UPVC windows and patio doors to the rear garden, allowing the outside in from the comfort and warmth of your own home. Two central heating radiators.

A door leads to a useful under-stair storage area which could be utilised as a utility area if required. A further door leads to the rear staircase of the property.

WC

Fitted with WC and floating wash hand basin. Central heating radiator and access to a useful storage cupboard.

Inner Hallway

First Floor

Landing

Two sets of stairs rise to the first floor, one from the back of the property and one from the front. Full of character and charm, exposed stone walling retains the quirky features of the property. Stairs rise to the second floor and there are doors to the first floor accommodation. Central heating radiator and two Velux roof lights.

Bedroom One 4.322 x 2.961 (14'2" x 9'8")

Located to the front elevation of the property having a UPVC window and central heating radiator.

En Suite

Fitted with a three piece suite comprising of a corner shower cubicle with electric shower over, WC and wash hand basin. Wall mounted heater and ceiling spot lights.





Bedroom Two 4.769 x 4.471 (15'7" x 14'8")

Also located to the front elevation of the property, having a UPVC window and central heating radiator. There is access to two storage cupboards, one being above the stairs, and would make an ideal walk in wardrobe area.

Bedroom Three 3.994 x 3.766 (13'1" x 12'4")

Located to the rear elevation of the property, having two UPVC windows enjoying views over the garden and a central heating radiator.





Bedroom Four 3.165 x 3.936 (10'4" x 12'10")

Located to the rear elevation of the property with two steps down leading into the fourth bedroom, having UPVC window and central heating radiator.

Study 1.85 x 1.65 (6'0" x 5'4")

This room can be utilised however you require. It would make an ideal home office or nursery, having UPVC window and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath with electric shower over and glass screen, floating wash hand basin, WC and central heating radiator. Light tunnel, partially tiled and a useful storage cupboard housing the central heating boiler and the water tank.

Second Floor

Landing



Bedroom Five 3.712 x 5.645 (12'2" x 18'6")

A bright and spacious room with two velux roof lights and UPVC window having far reaching countryside views. Having a central heating radiator.

Exterior

Gated access over a gravelled driveway allows off road parking for numerous vehicles and access to the garage/workshop. The rear garden is mainly laid to lawn with an array of mature shrubs, fruit trees which include eating and cooking apples, redcurrants, blackcurrants, rhubarb, gooseberry and elderflower plus flower borders. There is also hard standing for a shed and greenhouse and an external water supply plus a pond area.

Garage/Workshop

Allowing parking for two/three vehicles as well as an additional workshop area. Up and over door, power and lighting.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2837-3323-7200-0856-8206?print=true>

EPC Grade C

Agents Note

Please note that the pathway and small enclosed walled garden area to the front of the property is not owned nor on the deeds of the property. It is owned by the council and the current vendors have a right of access to the front door, they also maintain and upkeep this area.

Agents Note

The solar panels are owned and have 12 years remaining. The current vendors receive approximately £800 annually with free electricity. More information can be obtained from the office in this regard.

Agents Note

There is a 'light and air' covenant on the garden area to the side of the property.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 65 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Good

Council Tax: Durham County Council, Band: E Annual price: ££2836.21 (Maximum 2024)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

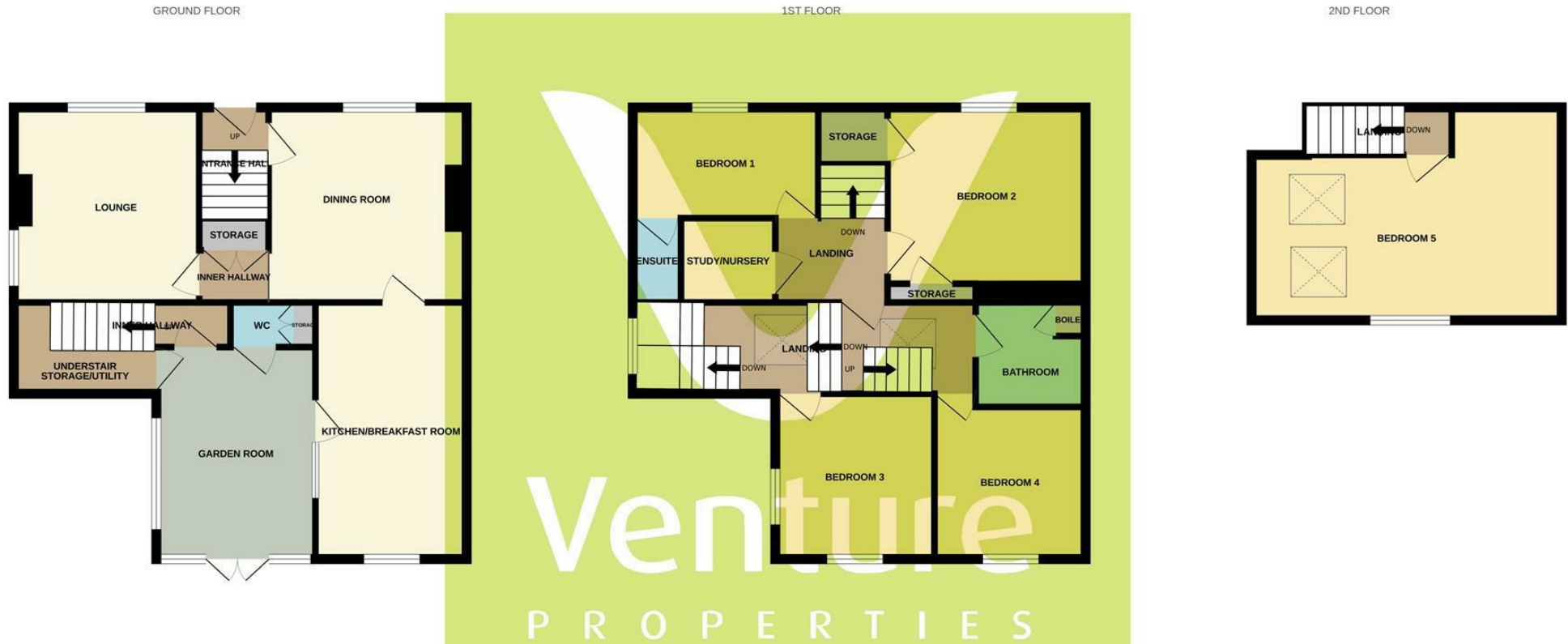
Flood Risk: Very low risk of flooding from rivers and the sea. Medium risk of surface water flooding.

Conservation Area: Yes. Hunwick Conservation Area Designated 23.08.1990





15 North View | Hunwick



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.