



Salmon Hall Cottages

Howden Le Wear DL15 8BH

Offers Over £260,000





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Salmon Hall Cottages

Howden Le Wear DL15 8BH



- Recently Renovated And Extended
- EPC Grade D
- UPVC Double Glazed

- Three Good Sized Bedrooms
- Panoramic Views Over Fields and Countryside
- Extensively Garden And Patio

- Enviaible Location
- Oil Central Heating
- Stunning Kitchen

Nestled in the charming locale of Salmon Hall Cottages in Howden Le Wear, this extensively renovated and extended end terrace house presents an exceptional opportunity for those seeking a blend of modern living and natural beauty. Boasting three well-proportioned bedrooms, this property is ideal for families or those desiring extra space.

Upon entering, you will find a welcoming reception room with feature fireplace that sets the tone for the rest of the home. The two bathrooms provide ample convenience, ensuring that morning routines run smoothly. The heart of the home has been thoughtfully updated, offering a contemporary feel while retaining its character.

One of the standout features of this property is the expansive gardens to the rear. These large outdoor spaces are perfect for entertaining, gardening, or simply enjoying the tranquillity of nature. The beautifully installed patterned concrete patio areas provide an inviting spot for al fresco dining or relaxing with a good book.

Moreover, the property offers breathtaking panoramic views across three elevations, allowing you to appreciate the stunning surroundings from various vantage points. This unique aspect truly enhances the appeal of the home, making it a delightful retreat.

Given the extensive renovations and the idyllic setting, viewing this property is absolutely essential. It promises to be a wonderful place to call home, combining comfort, style, and the beauty of the great outdoors. Don't miss the chance to experience all that this remarkable property has to offer.

Ground Floor

Entrance Porch

UPVC double glazed front entrance door, UPVC double glazed window. Timber and glazed door through to:

Entrance Hallway

Staircase to the first floor accommodation, boarded floor and through to:

Lounge

137' x 15'0" (4.151 x 4.589)

With feature timber mantle and inset log burning stove, tiled hearth, UPVC double glazed window to the front elevation, decorative electric radiator. Timber and glazed bi folding doors to

Kitchen

16'5" x 10'2" (5.010 x 3.103)

Extensively fitted with a modern range of Shaker style wall and base units, laminated working surfaces over, inset single drainer sink unit and mixer taps, integral appliances including electric oven, electric hob, splash back and extractor hood over, plumbing and space for washing machine, roof window lights, space for dining table as required, UPVC double glazed window and UPVC double glazed rear door, central heating radiator, tiled floor, spot lighting. Large walk in storage cupboard which houses the hot water cylinder.

Inner Hallway

Tiled floor, central heating radiator, accessing to the follow rooms:

Shower Room/wc

Extensively and recently fitted with a large walk in shower cubicle with mains shower, pedestal wash hand basin, wc, tiled floor, opaque UPVC double glazed window, spot lighting, and chrome heated towel rail

Bedroom Three

127' x 8'7" (3.856 x 2.636)

UPVC French doors opening onto the patio area which overlooks fields to the rear. UPVC double glazed window, double central heating radiator, recessed spot lighting

First Floor

Landing

Loft access with pull down ladder, double central heating radiator and UPVC double glazed window to the rear elevation

Bedroom One

14'9" x 10'9" (4.520 x 3.279)

UPVC double glazed window to the front elevation, central heating radiator and spot lighting

Bedroom Two

13'4" x 12'6" (4.065 x 3.827)

UPVC double glazed window to the rear and side elevation making this a lovely light room, spot lighting, fitted linen cupboard and loft access to the flat roof extension

Bathroom/wc

Extensively ad recently refitted with a white suite including panelled bath with shower screen and electric shower, wc and wash hand basin in vanity unit and storage below, chrome heated towel rail, beamed ceiling, spot lighting and opaque UPVC double glazed window

Exterior

Immediately to the front of the property there is a small forecourt with walled surround. To the side of the property there is a large patterned concrete driveway which provides car parking for one vehicles. Timber gates provide access to the rear of the property where there is a further large patterned concrete patio area with inset flower border. Steps lead to three outhouses which are currently used as log storage, there is a further large storage shed and recently constructed works shop with power lighting, work benches etc. Beyond this there is a very large garden which is laid to lawn and border onto a very small stream. Located close to the rear entrance door there is an external oil boiler and the oil tank is located within the rear garden.

Agents Notes

We have been advised that the drainage system is via a Septic tank that serves all three properties.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2389-6560-2005-2121>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Oil heating, Mains electric

Sewerage and water: Septic tank

Broadband: Superfast Highest available download speed 45 Mbps Highest available upload speed 8 Mbps

Mobile Signal/coverage: Likely with Three

Council Tax: Durham County Council, Band: B. Annual price: £1,894.71 (Maximum 2024)

Energy Performance Certificate Grade D

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.

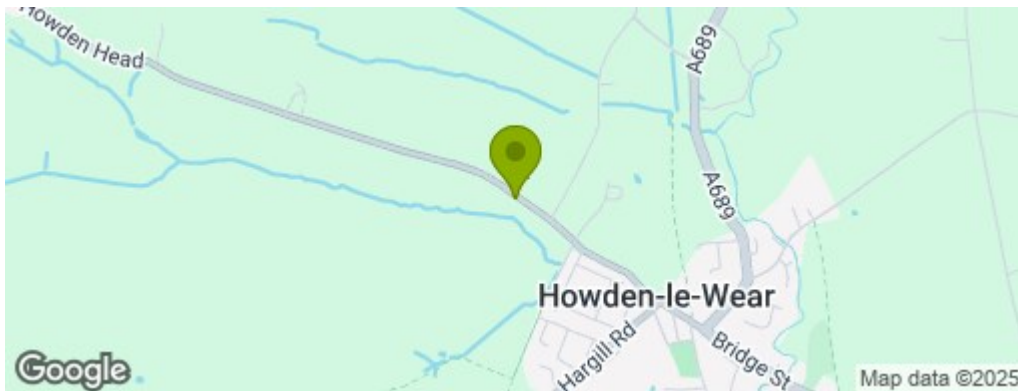
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and sea

Disclaimer

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