



CARVERS

SALES & LETTINGS

The Beeches, Winston

DL2 3PL

House - Detached



The Beeches is a distinctive family home of unique design, occupying an enviable position with uninterrupted views across Teesdale. Offering generous proportions, exceptional versatility and a beautifully considered layout, the property provides an impressive setting for modern family living.

Thoughtfully arranged across two floors, the accommodation offers four bedrooms, three bathrooms and five versatile reception rooms, providing an abundance of space for both family life and entertaining. Two of the bedrooms benefit from their own en-suite facilities, while the living accommodation is complemented by a bespoke Nixons kitchen, together with a sizable pantry, separate utility space and practical boot room.

A grand entrance hall sets the tone, leading to a series of beautifully proportioned reception spaces, each offering flexibility for modern family life. The home combines individuality with practicality, creating a space that feels both distinctive and inviting.

Outside, the gardens wrap around the property and have been meticulously landscaped and maintained, creating a series of attractive spaces to enjoy throughout the seasons. A small fruit tree orchard adds further charm and a sense of established maturity to the grounds.

Approached through electric gates, the driveway provides ample parking and leads to a detached garage with adjoining carport. Above the garage is a full-length room, providing an exceptionally useful area for storage, home office, playroom or further potential, subject to any necessary consents.

With its distinctive design, generous accommodation, beautifully maintained gardens and uninterrupted views across the countryside, The Beeches is a truly individual family home, offering an exceptional combination of space, privacy and practicality in a wonderful setting.











- A truly individual home within a rural location
- Uniquely designed kitchen with pantry
- Air-conditioned bedrooms
- Garage and carport with EV charging
- Uninterrupted views
- Approximately 0.75 acre plot in all

GENERAL INFORMATION:

Tenure: Freehold

Services: Oil fired central heating, mains electric, water and private septic tank. (compliance available on request)

Double glazing

Local Authority: Durham County Council (Tax Banding F)

Agents note: Please note that the property is currently sharing a title with its neighbouring property. This will be amended upon completion of the sale.

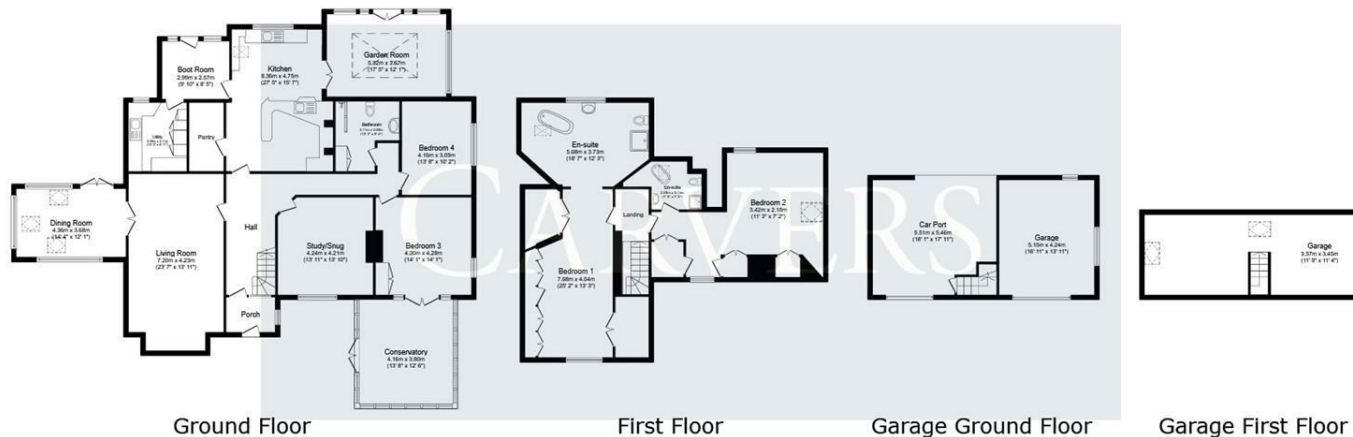
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		84
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
1614.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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