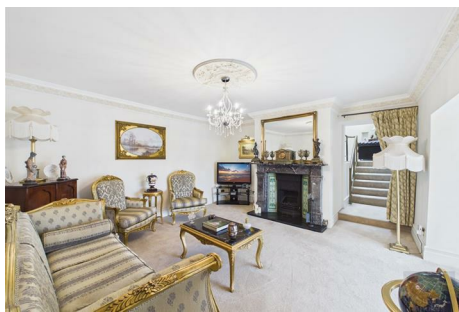




Durham Road Sunderland SR3 1SA

A truly exceptional and rare 1600s detached farmhouse, lovingly restored and enhanced over time to create a seamless blend of period character and modern living. This outstanding home retains an abundance of original features including exposed oak beams, original farmhouse walls, a stained-glass window, and even a traditional horse tie ring, all carefully preserved to celebrate its rich heritage.

Offering flexible and substantial accommodation, the property comprises 4/5 bedrooms, 3 bathrooms, and 4/5 reception rooms, including a stunning lounge with marble fireplace, an elegant sitting room, a generous conservatory, and a spectacular vaulted reception room formed within the original threshing barn.

The heart of the home is the impressive kitchen/breakfast room, featuring vaulted ceilings, oak cabinetry, and direct access to the garden and utility room, complemented by further versatile spaces including a dining room, office, and additional reception areas that flow beautifully throughout the ground floor.

Offers in the region of £749,950

Humbledon Hill Farm House Durham Road

Sunderland SR3 1SA



- DETACHED RESIDENCE SITTING ON 1/3 ACRE
- 3 BATHROOMS
- DETACHED TRIPLE GARAGE
- 4 RECEPTION ROOMS AND FULL SIZE SNOOKER ROOM
- ADDITIONAL RECEPTION
- KITCHEN/BREAKFAST ROOM
- OUTSTANDING RESIDENCE
- 4/5 BEDROOMS
- BEAUTIFUL MATURE GARDENS
- EPC TO FOLLOW

Entrance

A charming cottage-style split entrance door opens into a welcoming hallway, immediately setting the tone for the character and warmth found throughout the home. Beautiful natural wood flooring flows underfoot, enhancing the inviting atmosphere while complementing the property's period-inspired features. This attractive entrance provides a practical yet elegant introduction to the accommodation beyond.

Lounge

A truly charming farmhouse-style lounge, beautifully presented in neutral tones and brimming with character. Exposed oak beams create a warm and inviting atmosphere, while a delightful storage cupboard features the original stained-glass window from the farmhouse, providing a unique nod to the property's heritage. The elegant marble fireplace with cast-iron insert forms an attractive focal point and benefits from a gas supply, offering the potential for a cosy fire. Designed for both relaxation and entertaining, this welcoming reception room enjoys direct access to the conservatory and the spacious kitchen/breakfast room, creating a wonderful flow throughout the ground floor. Combining period charm with everyday comfort, this is a room perfectly suited to modern family living while retaining its authentic farmhouse appeal.

Conservatory

A generous conservatory that seamlessly incorporates part of the original farmhouse, creating a delightful blend of character and contemporary living space. Tastefully decorated in neutral tones, this light-filled room provides an ideal setting for relaxing, dining, or enjoying views of the garden throughout the seasons. Double doors open directly onto the garden, extending the living space

outdoors and making it perfect for both everyday enjoyment and entertaining guests. A wonderfully versatile addition to the home, offering a peaceful connection between the interior and the surrounding gardens.

Kitchen/Breakfast Room

A superbly proportioned kitchen/breakfast room, forming the heart of the home and offering an excellent balance of practicality and character. Fitted with an extensive range of golden oak cabinetry, the room provides ample storage and workspace for modern family living. The impressive vaulted ceiling enhances the sense of space and light, complemented by electrically operated Velux windows that flood the room with natural daylight.

A charming fireplace recess, complete with an electric stove, creates an attractive focal point and reinforces the room's welcoming farmhouse feel. The stylish matt black sink with contemporary mixer tap adds a modern touch, while a generous walk-in storage cupboard offers excellent additional pantry space.

With ample room for a large dining table and additional furnishings, this versatile space is perfectly suited to both everyday family life and entertaining. Double doors open onto the rear courtyard, seamlessly connecting indoor and outdoor living, while further access is provided to the utility room and rear hall.

Utility Room

A practical and well-appointed utility room featuring a durable tiled floor and offering excellent additional household workspace. Fitted with a stainless steel sink and mixer tap, the room also benefits from plumbing for a washing machine, making it ideally suited to the demands of modern family living. Providing valuable separation from the main kitchen area, this functional space helps keep everyday chores neatly organised and out of sight.

Hallway

A spacious and naturally light rear hall, enhanced by three windows that draw in an abundance of daylight and create an airy, welcoming feel. Retaining a feature section of the original farmhouse wall, the space beautifully blends period character with everyday functionality. Offering access to the reception rooms and bedrooms, this versatile area also lends itself perfectly as a reading nook or quiet sitting space, providing a peaceful transition between the main living accommodation and the private areas of the home.

Full Sized Snooker Room/ Reception Room

A truly impressive and versatile reception room, offering a wealth of space and character with a wide range of potential uses. Currently arranged to accommodate a full-size snooker table, this elegant room provides an exceptional setting for both entertaining and relaxed family living.

Formerly the original threshing barn, the space retains a remarkable sense of heritage, enhanced by exposed original beams and a striking vaulted ceiling. Velux windows introduce excellent natural light, complementing the room's generous proportions and airy feel.

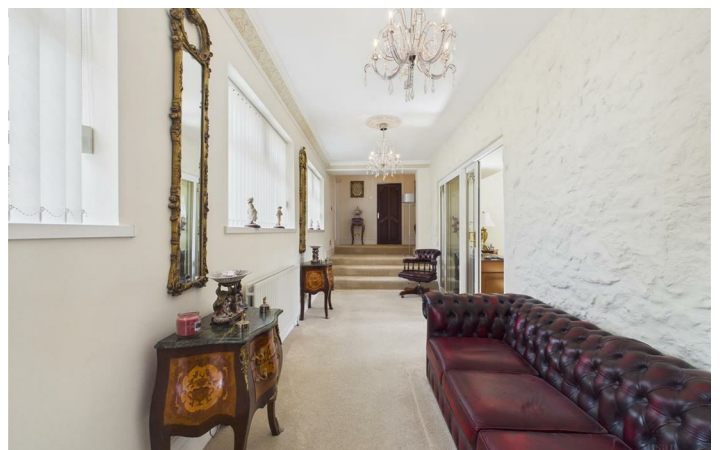
Sliding doors provide convenient access, while the layout flows seamlessly to both a further reception room and the dining room, creating excellent connectivity across the ground floor. An electric stove adds a warm and inviting focal point, making this a superb space to enjoy throughout the year.

Sitting Room

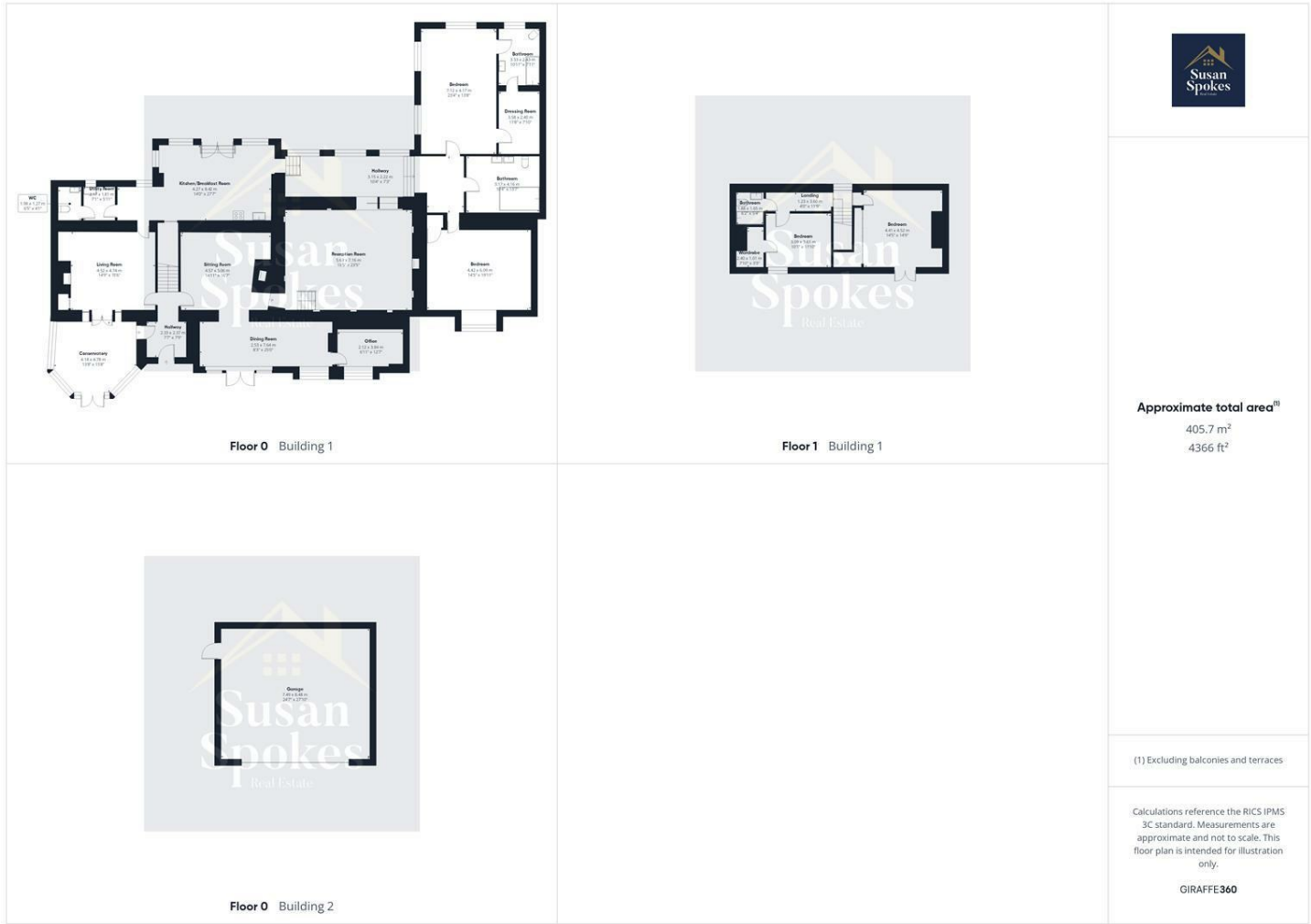
An elegant and beautifully proportioned sitting room, enjoying a



Directions



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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