

BRUNTON

RESIDENTIAL



VINDOMORA ROAD, EBCHESTER, CONSETT, DH8

£1,000,000

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Set within approximately 2.5 acres of private grounds, this substantial detached residence extends to over 4,500 sq. ft. of versatile accommodation arranged across three floors. Offering exceptional space, flexibility and lifestyle appeal, the property combines extensive family living accommodation with impressive outdoor amenities, positioned in a peaceful and highly individual setting within the Derwent Valley near Ebchester.

The home has been thoughtfully arranged to suit a wide variety of living arrangements, featuring five bedrooms, multiple reception rooms, two kitchen areas, split across the main residence and a separate annexe apartment which makes it ideal for multi-generational living or guest accommodation.

Generous proportions throughout, combined with south-facing grounds, ensure excellent natural light and strong connections to the surrounding landscape, while the property also offers exciting scope for further enhancement and modernisation if desired. Externally, the grounds are a particularly standout feature, incorporating a 4 box stable block, tennis court, orchard, fruit and vegetable areas, greenhouse and a picturesque dene running through the Southern part of the estate, creating an exceptional sense of privacy and tranquillity.

Ebchester offers a desirable balance between rural lifestyle appeal and accessibility to nearby amenities and countryside walks. The village is conveniently set between Consett and Newcastle, as well as Hexham and Durham. A range of well regarded local school and pre-school is positioned near by.

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The internal accommodation comprises: a substantial and highly versatile layout offering over 4,500 sq ft of living space. The property includes five well proportioned bedrooms, with the principal suite benefitting from a walk-in wardrobe and en-suite bathroom, while a further bedroom within the annex also enjoys en-suite facilities. There is an additional shower room / WC on the ground floor and potential for a third en-suite shower room if required.

The lower ground and ground floors provide extensive living accommodation, including four reception rooms, creating excellent flexibility for both family life and entertaining. The dining room with walk in bay window, allows for natural light to flood the space while elevated views help to create an attractive focal point within the home. The property also benefits from two kitchen areas, two utility spaces and an attached garage, while a separate annexe apartment provides excellent potential for independent accommodation, guest use or multi-generational living.



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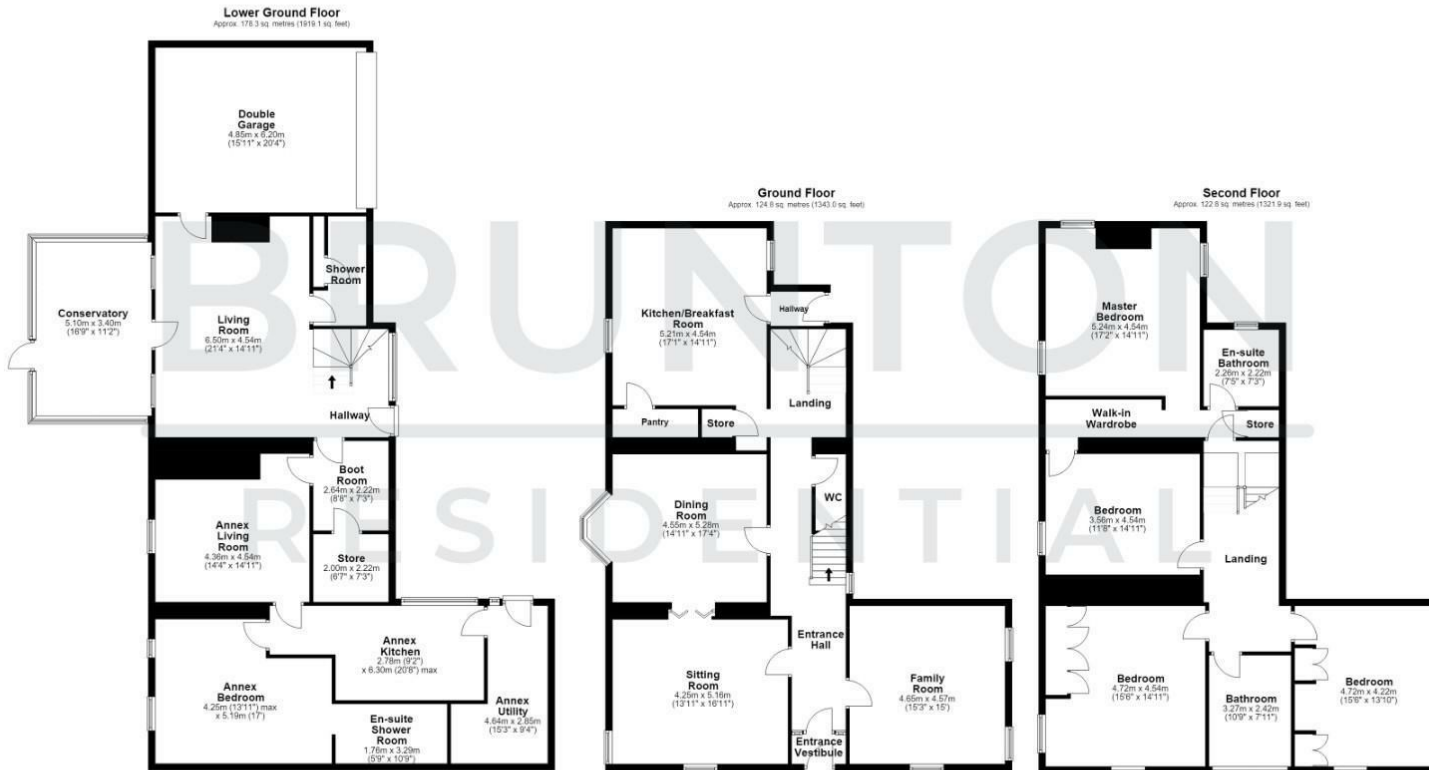
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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : G

EPC RATING : D



Total area: approx. 425.9 sq. metres (4584.0 sq. feet)



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			
		56	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	