

Over The Hill Farm
Newbottle
Houghton Le Spring
DH4 4NY



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Over The Hill Farm Steadings

£610,000

INTRODUCTION

STUNNING 4 DOUBLE BED BARN/FARM CONVERSION - SUPERB QUALITY & INTERIOR DESIGN THROUGHOUT - DOUBLE GARAGE & COVERED CAR STANDING TO REAR - ADDITIONAL MULTI VEHICLE PARKING TO FRONT - 2 ENCLOSED PRIVATE SUN-TRAP COURTYARDS LEADING OFF EACH RECEPTION ROOM - BEAUTIFUL UNINTERRUPTED COUNTRYSIDE VIEWS - ACCESS ALONG 400 METRE PRIVATE TREE LINED ROAD - 2 EN SUITE BEDROOMS PLUS BEDS 3 & 4 SHARE JACK/JILL - POTENTIAL FOR HOME OFFICE / GYM WITH VAULTED CEILING - STUNNING DINING KITCHEN ...

ENTRANCE SNUG/LOUNGE

Entrance via double-glazed door. Natural stone flooring, double-glazed arched windows and doors with beautiful front facing views and rear access to an enclosed gorgeous private court yard with sun-trap aspect. Partially-glazed door leads off to internal hallway. Under floor heating with thermostat heating control.

COURT YARD

Court Yard

16'3 x 12'7 Measurements are approximate.

Enclosed private court yard with sunny aspect, paved flooring, stoned walls of considerable height. Perfect for alfresco dining or sun bathing! External cold water tap and double external electric socket which provides potential for hot tub placement in the future should someone require it.

INTERNAL HALLWAY

Flows seamlessly through from the entrance snug/lounge with beautiful staircase centrally situated, double doors leading off to formal lounge, downstairs wc, part open plan into kitchen dining area.

W C

Stone flooring, stylish toilet with concealed cistern and push button flush and matching Kohler hand basin with chrome tap and chrome waste. Underfloor heating with thermostat heating control.

FORMAL LOUNGE

Stylish stone flooring which flows throughout the ground floor, beautiful arched window and door with gorgeous front facing views over the patio, lawn and countryside beyond. Additional rear facing double-glazed arched window and doors leading out to enclosed private rear patio. Underfloor heating with thermostat control.

REAR COURT YARD

Additional enclosed court yard with paving stone walls and accessed directly from the formal lounge. Sunny aspect.

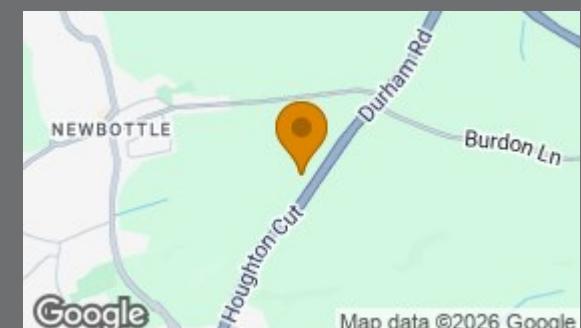
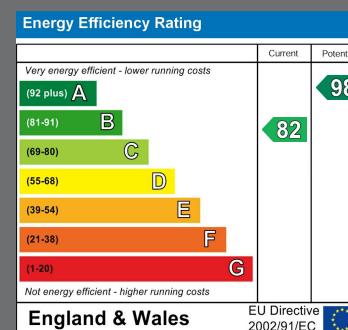
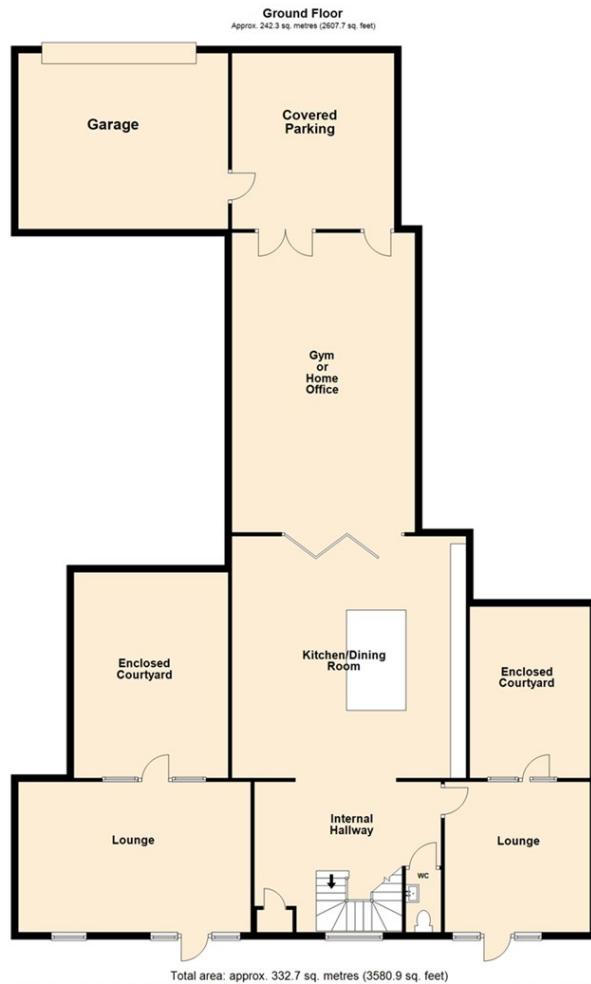


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Local Authority
Sunderland

Council Tax Band
F



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

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