

HUNTERS®
HERE TO GET *you* THERE

EQUESTRIAN PROPERTY

Moor Lane, Cleadon, Sunderland, SR6

HUNTERS®
HERE TO GET *you* THERE

SALES / AUCTIONS / LETTINGS / MANAGEMENT

Moor Lane, Cleadon, Sunderland, SR6

Offers In The Region Of £950,000

An equestrian property complete with a stable block, paddocks, extensive parking and a double garage, this is a rare opportunity to acquire one of the area's most impressive family homes. Set within approximately four acres of beautifully maintained grounds in the highly sought-after village of Cleadon, Sunderland, this exceptional detached residence offers an outstanding combination of character, space and equestrian facilities.

A grand reception hallway with an elegant period balustrade staircase and high ceilings sets the tone throughout. The triple-aspect living room is flooded with natural light and centred around an attractive fireplace, while a second reception room enjoys garden views and direct access outside.

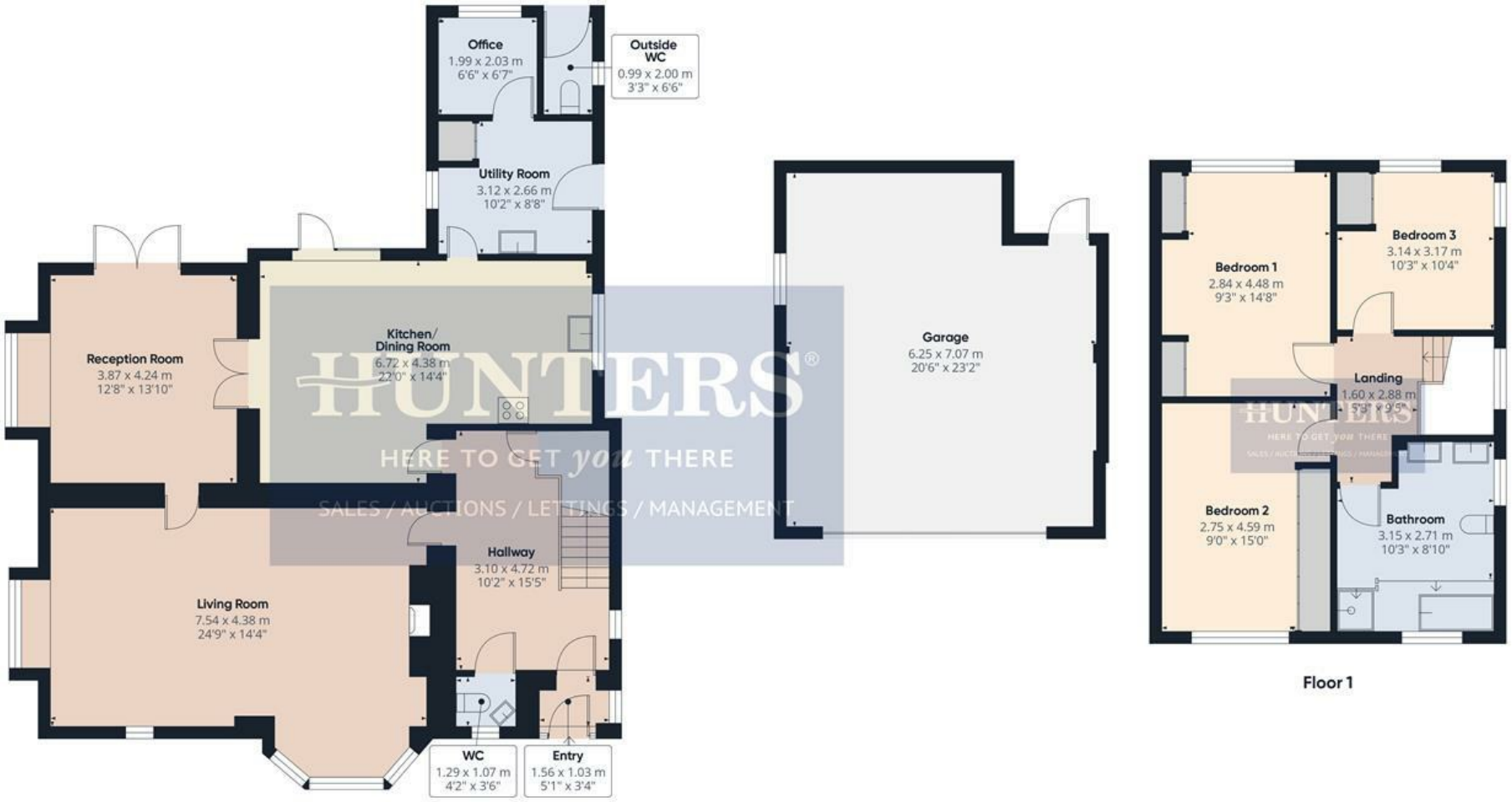
The heart of the home is a spacious farmhouse-style kitchen and dining room, fitted with a charming rustic country kitchen incorporating an integrated double oven and gas hob. The kitchen opens into a generous utility room and separate office. The ground floor also benefits from a convenient WC off the main hallway, along with a second external WC accessed from the garden.

The master bedroom enjoys built-in wardrobes and breathtaking views across the property's four acres and surrounding countryside. Two further double bedrooms also benefit from built-in wardrobes, while the beautifully appointed family bathroom features a walk-in shower, roll-top corner bath and double vanity unit.

Outside, the south-facing gardens have been meticulously maintained with mature shrubs, established plum and apple trees and a dedicated barbecue area, creating an idyllic setting for entertaining. Beyond, the paddocks and stable block make this a superb home for equestrian enthusiasts or those simply seeking a lifestyle property in one of Cleadon's most desirable locations.

An exceptional country home combining timeless character, generous family living and outstanding grounds in one of Sunderland's premier residential addresses.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0

Floor 1

HUNTERS®
HERE TO GET *you* THERE
SALES / AUCTIONS / LETTINGS / MANAGEMENT



Approximate total area(1)

210.1 m²

2262 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entry
5'1" x 3'4"

Hallway
10'2" x 15'5"

WC
4'2" x 3'6"

Living Room
24'8" x 14'4"

Reception Room
12'8" x 13'10"

Kitchen/Dining Room
22'0" x 14'4"

Utility Room
10'2" x 8'8"

Office
6'6" x 6'7"

Outside WC
3'2" x 6'6"

Landing
5'2" x 9'5"

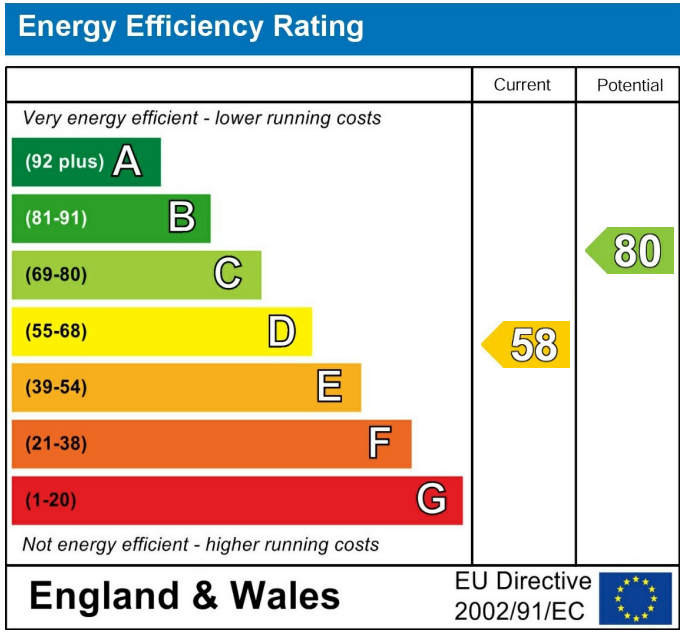
Bedroom 1
9'3" x 14'8"

Bedroom 2
9'0" x 15'0"

Bedroom 3
10'3" x 10'4"

Bathroom
10'4" x 8'10"

Garage
20'6" x 23'2"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


HUNTERS
HERE TO GET you THERE
SALES / AUCTIONS / LETTINGS / MANAGEMENT








Home


Home


Home




FAIRY SOAP
CAN HELP YOU
FAIRY SOAP
















HUNT
HERE TO GET
SALES / AUCTIONS / LETTI