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The Beeches Hamsterley, Bishop Auckland, DL13 3PR

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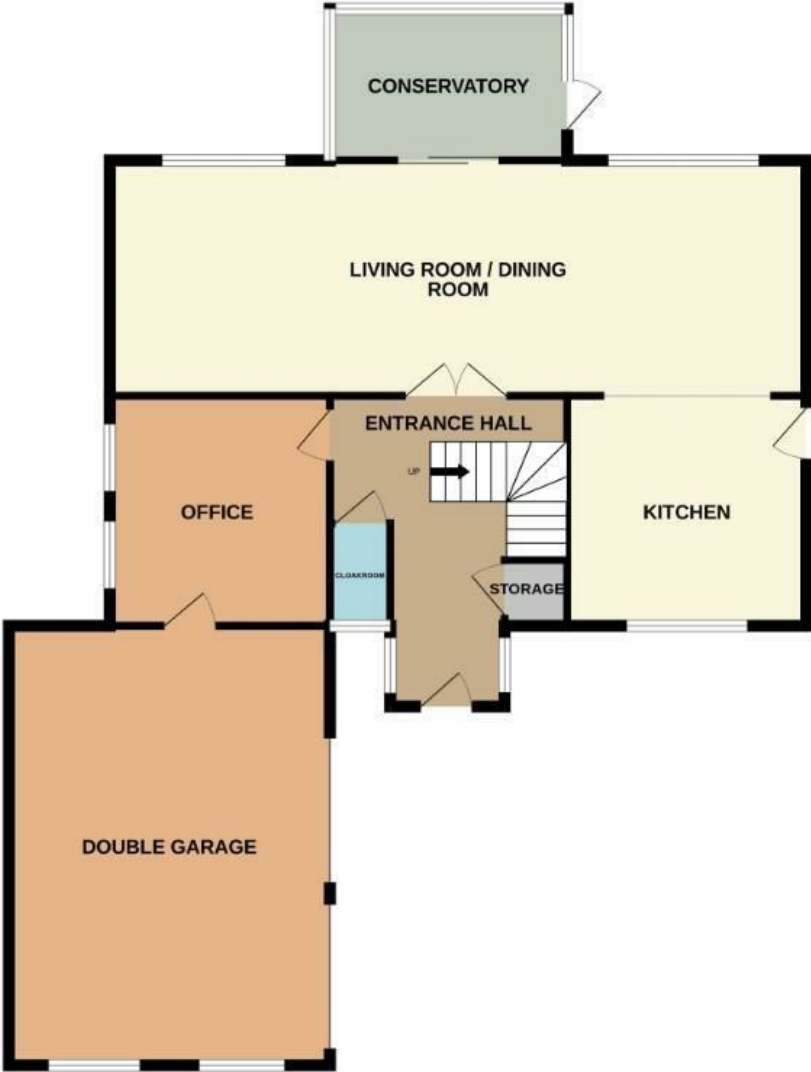
Price £430,000

Stunning four bedroomed detached property perfectly positioned within the quiet, semi-rural village location. The property is immaculately presented and boasts a number of improvements made by the current owners including: new external UPVC doors to the front and rear, new electric doors to the double garage and all new radiators throughout. Set within the charming village of Hamsterley, the property is close to the beautiful Hamsterley Forest with its four mile forest drive, children's play areas, forest and riverside walks. Bishop Auckland is a short distance away with further amenities including healthcare services, recreational facilities, retail stores, supermarkets, secondary schools and also an extensive public transport system which allows for access to not only the neighbouring towns and villages, but also to further afield; such as Darlington, Durham, Barnard Castle, Newcastle and York. This property is approx. 3.4 miles from the expanding Tindale Retail Park which boasts a large array of supermarkets, popular high street stores and restaurants.

In brief, the property comprises; an entrance hall leading into the open-plan living and dining room, kitchen, office, conservatory and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite shower room, three further bedrooms and the family bathroom. Externally, the property is accessed via a gated driveway to the front which provides not only privacy, but plenty of off street parking, and also benefits from an electric car charging port, lawned area with mature trees, hedged borders and an extensive double garage, fitted with two new electric roller doors. To the rear, steps lead from the conservatory into the lush tiered garden space, with walled flowerbeds bursting with meticulously maintained bushes, shrubbery and florals. Hedged borders outline the perimeters and gravelled steps provide a fantastic outdoor seating area perfect for hosting, leading down onto the lawn space.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Living Room / Dining Room

34'2" x 11'6"
The open-plan living and dining room is a superb space, spanning the width of the property providing ample space for living and dining furniture. The room benefits from a number of fantastic amenities including the new multi-fuel stove, radiators and neutral decor throughout. Dual windows to the rear elevation provide stunning views over the lush garden and sliding door leads into the conservatory.

Kitchen

11'9" x 11'3"
Modern kitchen fitted with a range of white shaker style wall, base and drawer units with complementing quartz worktops, sink/drainer with boiling water tap, integrated induction hob with overhead extractor hood, double electric ovens and dishwasher with breakfast bar allowing an additional seating. Space is available for an American style fridge freezer and patio door to the side elevation.

Conservatory

10'5" x 7'4"
The conservatory is a great additional reception area with space for furniture and panoramic views over the garden and rural village. New patio door leads into the rear garden.

Study

12'1" x 9'10"
The study is located to the front elevation and could be utilised as a home office, playroom or additional bedroom, benefiting from neutral decor, with plenty of space for furniture and integral door leading into the garage.

Cloakroom

4'11" x 2'11"
The ground floor cloakroom is tiled to dado level and fitted with a WC and wash hand basin.

Master Bedroom

15'0" x 13'3"
The generous master bedroom is a great space with plenty of room for a king-sized bed and further furniture, benefiting from neutral decor, storage cupboard and large window to the rear elevation allowing for stunning views over the village. Access leads into the ensuite shower room.

Ensuite

8'10" x 5'6"
The ensuite to the master bedroom is fitted with a corner shower cubicle, heated towel rail, wash hand basin and WC. Frosted window to the front elevation.

Bedroom Two

12'1" x 11'9"
The second bedroom is another generous size with ample room for a king-sized bed and further furniture, benefiting from neutral decor and window to the rear elevation.

Bedroom Three

12'1" x 8'10"
The third bedroom has space for a double bed and further furniture with neutral decor throughout and fitted wardrobe.

Bedroom Four

11'9" x 8'2"
The fourth bedroom is a spacious single room with neutral decor and window to the rear elevation.

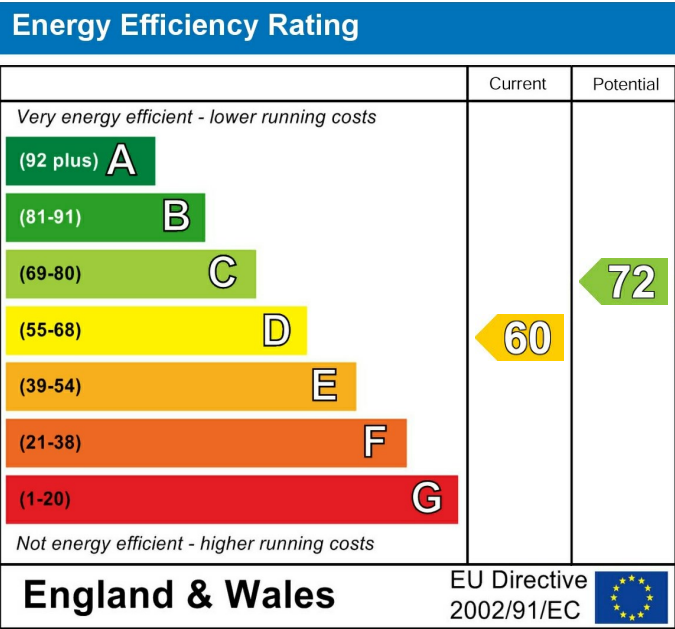
Bathroom

8'10" x 5'6"
The family bathroom is fitted with a panelled bath with overhead shower, heated towel rail, wash hand basin and WC. Frosted window to the front elevation.

External

Externally, the property is accessed via a gated driveway to the front which provides not only privacy, but plenty of

off street parking, and also benefits from an electric car charging port, lawned area with mature trees, hedged borders and an extensive double garage, fitted with two new electric roller doors. To the rear, steps lead from the conservatory into the lush tiered garden space, with walled flowerbeds bursting with meticulously maintained bushes, shrubbery and florals. Hedged borders outline the perimeters and gravelled steps provide a fantastic outdoor seating area perfect for hosting, leading down onto the lawn space.



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.



