

Over The Hill Farm  
Newbottle  
Houghton Le Spring  
DH4 4NY



good life   
sales & lettings





# Over The Hill Farm Steadings

## Offers In The Region Of £575,000

### INTRODUCTION

4 BED SEMI-DETACHED FARM CONVERSION - MASTER BEDROOM WITH FULL BATHROOM EN SUITE & SAUNA + ADDITIONAL SELF-CONTAINED ONE BED ANNEXE - APPROX 3 ACRES OF AGRICULTURAL LAND WITH FENCING - CLIENT HAS KEPT HORSES, SHEEP & HENS - LARGE GARAGE & MULTI-CAR DRIVEWAY - WELL PRESENTED QUALITY HOME ON SELECT DEVELOPMENT - PERFECT COMMUTER LOCATION - VERY RARE ...

### ENTRANCE VESTIBULE

Natural wood flooring, large utility cupboard leading off which contains useful storage beneath a sink, space for washing machine and dryer, location of the gas combi boiler, electric meter and fuse box hidden away for convenience. Door leads off to WC, door leads off to entrance/lounge/dining room.

### W C

5'10 x 2'6

Tiled flooring, tiled walls, double radiator, hand basin with chrome tap, toilet with low level cistern. Recessed lights to ceiling.

### ENTRANCE/LOUNGE/DINING ROOM

19'0 x 16'4

Lovely room which has access to the front porch and rear porch, rear facing double-glazed wooden sash windows with views over the garden, 2 large double radiators providing heat to the space, recessed lights to ceiling, built in cupboard, stairs to first floor. From this room there are steps leading down to the dining kitchen and double doors leading through into the formal lounge.

### FORMAL LOUNGE

25'7 x 16'3

Very large formal living space with natural wood flooring, 3 double radiators, front facing wooden framed double-glazed window and rear facing double-glazed sash windows, double doors (double-glazed) leading out to the front patio garden. Fabulous log burning stove operates as a focal point. Bespoke built in cupboards and shelving are positioned to 1 side of the chimney breast and 1 wall to the left of the window providing convenient storage and display space. Recessed lights to the ceiling.

### DINING KITCHEN

17'3 x 16'7

A fabulous large open space with tiled flooring, under floor heating, large double radiator, double glazed sash windows to the front and rear elevations and double glazed patio doors leading out to the side of the property and to the driveway and garden and annexe beyond. Fitted kitchen with a range of wall and floor units in contrasting colours with breakfast bar, natural seating/dining area, space for American style fridge/freezer, integrated dishwasher, integrated double-electric oven, 5 ring gas hob and feature extractor chimney. Granite style sink with bowl and half, single drainer and tap. Integrated microwave. The washing machine and dryer are located in the utility cupboard near the front entrance.

### FIRST FLOOR LANDING

Further double-glazed sash window plus double glazed roof window allowing additional light into the space, beautiful natural exposed stone wall, double radiator, leading off the landing are 5 doors, 4 to bedrooms and 1 to family bathroom.

#### **FAMILY BATHROOM**

11'6 x 9'9

Measurements taken into the shower cubicle.

Laminate wood-effect flooring, large double radiator, 2 front facing wooden framed double-glazed sash windows with privacy glass. Toilet with low level cistern, bath with chrome tap and showerhead attachment and large shower cubicle with shower fed from the main combi boiler system. Recessed lights to ceiling, extractor fan.

#### **MASTER BEDROOM**

16'2 x 10'2

Laminate wood-effect flooring, 2 large double radiators, 3 front facing double-glazed sash windows. Door leading off to walk in wardrobe and en-suite.

#### **WALK IN WARDROBE**

Allowing hanging rails to be positioned either side for convenient clothes storage, leading off is a large full en-suite.

#### **EN-SUITE**

11'9 x 9'3

Measurements do not include depth of the sauna.

Vinyl wood-effect flooring, large double radiator, 3 wooden framed double-glazed windows, recessed lights to the ceiling. Toilet with low level cistern, bath centrally positioned with chrome taps and showerhead attachment, wall mounted sink with chrome tap, separate large shower cubicle with shower fed from the main combi boiler system. The bathroom also has a built-in sauna with integral lighting and electric FINNEX sauna heater.

#### **BEDROOM 2**

16'3 x 11'2

Large double bedroom.

Carpet flooring, large double radiator, 2 wooden framed double-glazed sash windows with really impressive elevated views to the front.

#### **BEDROOM 3**

10'7 x 9'4

Carpet flooring, large double radiator, 2 rear facing wooden framed double-glazed sash windows. This is also a double bedroom.

#### **BEDROOM 4**

10'9 x 6'6

Good size single bedroom currently used as a home office/games room.

Carpet flooring, large double radiator, rear facing wooden framed double-glazed sash window.

#### **EXTERNALLY**

Double driveway parking plus garage.

Ample additional on street parking and gate with 4 steps leading to the front door.

#### **ANNEXE**

#### **ENTRANCE HALL**

Entrance via GRP double-glazed door. Vinyl wood-effect flooring, integral door leading to garage, door leading off to shower room, door leading off to dining kitchen.

#### **SHOWER ROOM**

5'6 x 4'8

Vinyl wood-effect flooring, toilet with low level cistern, corner shower cubicle with shower fed from the main hot water system, sink with single pedestal and chrome tap. Front facing wooden framed double-glazed window.

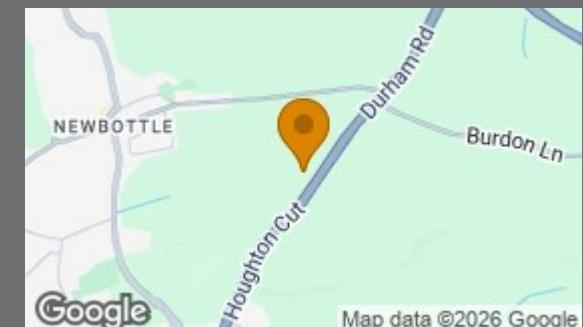


Local Authority  
Sunderland

Council Tax Band  
F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	98
(81-91) B	82
(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



**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



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