

Bishop Auckland DL14 9NT

£390,000

Venture
PROPERTIES









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- 3/4 bedroom stone built barn conversion
- Integrated kitchen appliances
- Tranquil rural setting
- Exposed timber ceiling trusses
- Ground floor study/bedroom and utility room
- Two first-floor bedrooms
- Cream Shaker style kitchen units
- Detached sizeable single garage
- En-suite to main bedroom on ground floor

Nestled in the serene countryside of Evenwood Gate, Bishop Auckland, this splendid stone-built barn conversion offers a unique blend of modern living and rustic charm. The property boasts an impressive versatile living accommodation layout, featuring either with two spacious reception rooms that provide ample space for relaxation and entertainment.

With three/four well-appointed bedrooms, this home is perfect for families or those seeking extra space. The ground floor includes a delightful bedroom with an en-suite bathroom, ensuring comfort and privacy. The heart of the home is undoubtedly the magnificent kitchen/dining room, adorned with elegant cream Shaker-style units and integrated appliances, making it a perfect setting for culinary enthusiasts and family gatherings alike.

In addition a useful utility room/WC can be located to the ground floor that adds convenience to daily chores. Ascending to the first floor, you will find two further bedrooms accompanied by a stylish shower room, providing a comfortable retreat for family or guests.

Externally, the property is complemented by a sizeable detached single garage, offering additional storage or parking space. Set in a tranquil rural setting, this barn conversion is a rare find, combining modern amenities with the beauty of the surrounding landscape. Internal viewing is highly recommended to fully appreciate the character and charm this exceptional home has to offer.

Entrance Hallway

Utility Room/WC

The utility room is a practical space with a window and wooden work surfaces. It includes plumbing for appliances and has a white wall cabinet for storage. The room also contains a wash basin and a toilet, combining utility with convenience.

Living Room

22'1 x 13'2 (6.73m x 4.01m)
This living room is a spacious area featuring a large window that fills the room with natural light. It has a neutral carpet and walls, creating a blank canvas to personalise. The room benefits from exposed wooden beams on the ceiling, adding a rustic character, and an inviting fireplace which serves as a focal point for cosy gatherings.

Kitchen/Dining Room

19'6 x 13'1 (5.94m x 3.99m)
The kitchen/breakfast room is a bright and airy space with tiled flooring and exposed wooden ceiling beams that add character. It is fitted with white wall and base units topped with wooden work surfaces, a central island provides additional preparation space, and there is a built-in oven with space for other kitchen appliances. Two windows ensure plenty of daylight, making this a cheerful space for cooking and casual dining.

Study/Bedroom 4

11'7 x 8'3 (3.53m x 2.51m)
The study is a light, compact room with two windows and neutral flooring and walls. It offers a quiet space ideal for working from home or study, with natural light enhancing the inviting atmosphere.

Inner Hallway

Bedroom 1

15'7 x 14'2 (4.75m x 4.32m)
Bedroom 1 on the ground floor is a sizeable room with neutral carpeting and white walls. It features two windows that bring in natural light and an ensuite bathroom fitted with a bath, toilet and wash basin, offering convenience and privacy. The room shows a simple, clean design ready for personal touches.

En-Suite/Bathroom

The bathroom is fitted with a white suite comprising a bath with overhead shower, a toilet, and a wash basin. The walls are tiled partway up, and the floor is carpeted in a neutral tone. A radiator is present beside the bath, adding warmth to the room.

First Floor Landling

Bedroom 2

14'7 x 10'0 (4.45m x 3.05m)
Bedroom 2 is a comfortable room with neutral tones and carpeting. It has a window overlooking the exterior, a radiator under the window, and ample wall space for furniture. The ceiling features exposed wooden beams that add a charming rustic detail.

Bedroom 3

14'3 x 9'11 (4.34m x 3.02m)
Bedroom 3 is a smaller but well-lit room with two windows that let in plenty of natural light. The room has neutral carpeting and white walls, with a radiator beneath the window. Its compact size makes it ideal for use as a guest room or home office.

Shower Room

With a suite comprising shower set within cubicle, low level WC and wash hand basin.

Outside

Garden
This lawned garden is situated to the front of the property with stone flagged pathway and fenced boundaries.

Courtyard
Accessed directly from the living room. Enclosed block paved courtyard garden.

Driveway
With gated entrance and mainly laid to gravel, providing off street parking for two vehicles. There is further parking to the side of the property.

Garage
5.55 x 4.41 (18'3 x 14'6)

Detached garage with timber doors, power and light.

Tenure

Freehold

Property Details

Local Authority: Durham
Council Tax Band: F
Annual Price: £3,788
Conservation Area No
Flood Risk Very low
Mobile coverage

EE
Vodafone
Three
O2
Broadband

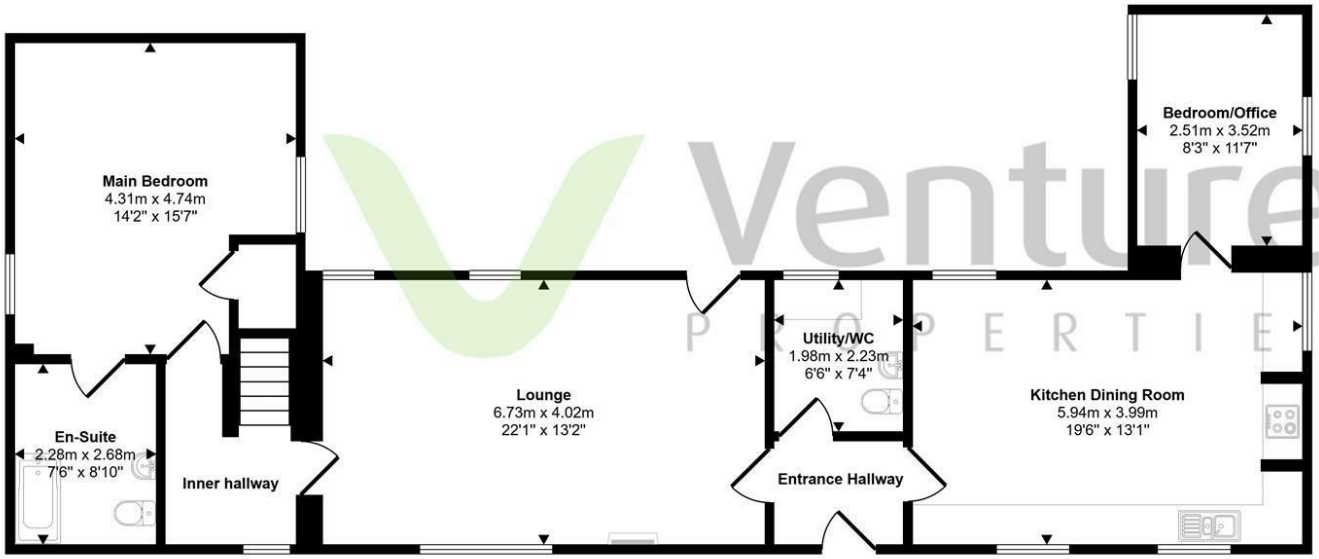
Basic
2 Mbps
Ultrafast
8500 Mbps
Satellite / Fibre TV Availability

BT
Sky

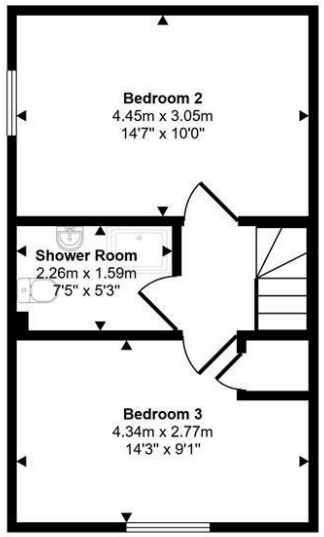
Note

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Approx Gross Internal Area
138 sq m / 1484 sq ft

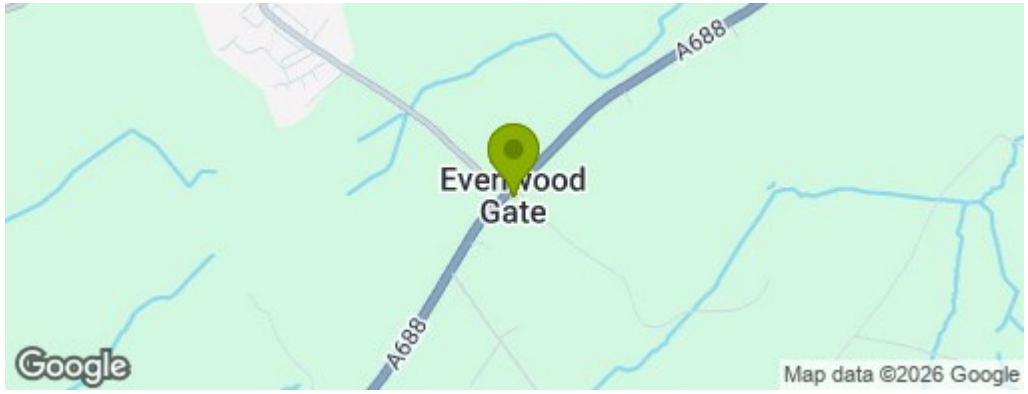


Ground Floor
Approx 104 sq m / 1119 sq ft



First Floor
Approx 34 sq m / 365 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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