

Follingsby Lane

West Boldon NE37 3JB

Dairy Cottage, West Boldon, presents a rare opportunity to acquire a characterful countryside property with significant potential, set within a desirable semi-rural location. Requiring modernisation and improvement, the property offers generous accommodation, extensive grounds, and excellent scope for a purchaser to create a bespoke family home.

The property enjoys a rare combination of rural surroundings and urban accessibility, with convenient access to the A1(M), A19 and A194(M), providing excellent commuter links to Newcastle, Gateshead, Sunderland and Durham.

Internally, the property retains a wealth of charm and original character, including exposed beams, feature fireplaces, and spacious reception rooms. The versatile layout offers excellent potential for refurbishment and reconfiguration to suit modern family living, while large windows frame attractive views across the gardens and surrounding countryside.

Offers in the region of £375,000

Strother House Farm Follingsby Lane

West Boldon NE37 3JB



- TRADITIONAL COTTAGE IN RURAL SETTING
- SOUTH FACING SUN ROOM
- UN INTERRUPTED SOUTH FACING VIEWS
- GENEROUS ROOM SIZES
- TWO KING SIZE BEDROOMS
- HOT TUB HOUSE AND SUMMER HOUSE
- THREE RECEPTION ROOMS
- LARGE PLOT WITH DETACHED GARAGE
- EPC TO FOLLOW

Entrance Hall/Sun Room

Step into a beautifully welcoming entrance hall where countryside charm meets timeless elegance. The exceptionally generous hallway is bathed in natural light from full-width windows and elegant double doors, creating an immediate sense of space and warmth. Thoughtfully designed with a practical boot and coat cupboard, this versatile area offers ample room to style as a stunning reception space, reading nook, or relaxed sitting area. Framed by lovely views across the gardens and rolling fields beyond, it perfectly captures the peaceful character of this exceptional cottage home.

Kitchen

The charming cottage-style kitchen is beautifully appointed with an abundance of handcrafted wall and base units, offering both character and exceptional practicality. At its heart sits an attractive central island with additional storage, creating the perfect space for cooking, entertaining, and everyday living. A recessed electric stove adds to the traditional feel, while integrated appliances include a slimline dishwasher, washing machine, dryer, and microwave for modern convenience. The stainless steel sink with double drainer is perfectly positioned beneath natural light from two skylight windows, enhancing the bright and airy atmosphere. Cleverly designed carousel corner storage and a pull-out pantry cupboard maximise functionality, while open access to the reception room creates a seamless flow ideal for relaxed countryside living.

Dining Room

The dining room is beautifully presented in neutral tones, creating a calm and elegant atmosphere enhanced by tasteful wall panelling. Filled with natural light, this superb room enjoys

lovely views across the gardens and open fields beyond, offering the perfect setting for both relaxed family dining and entertaining guests while embracing the peaceful countryside surroundings.

Reception

The traditional cottage-style reception room is full of warmth and character, centred around a striking inglenook fireplace with a charming multi-fuel burner — the perfect focal point for cosy evenings. Wonderfully spacious and versatile, this inviting room lends itself beautifully as a second sitting room, formal dining area, or relaxed entertaining space, all while retaining the timeless charm and comfort expected of a countryside cottage.

Rear Hall

Ground Floor wc

Storage Room

Reception

The light and airy reception room is impressively spacious and beautifully finished in soft neutral tones, complemented by warm oak-effect flooring that adds a touch of contemporary style. With its superb south-facing aspect, the room is filled with natural light throughout the day, creating an uplifting and welcoming atmosphere. Generously proportioned, it offers excellent flexibility for both relaxing and entertaining, with seamless access through to the sun room, further enhancing the home's flow and connection to the garden.

Sun Room

The sun room is a wonderfully generous and peaceful space, perfectly positioned to take full advantage of its south-facing aspect. Bathed in natural light throughout the day, it offers a

serene spot to relax and unwind while enjoying beautiful views over the rear garden. Ideal as an additional sitting area, reading space, or simply a place to enjoy the changing seasons, this inviting room brings the outdoors in and enhances the home's connection to its tranquil surroundings.

First Floor

Bedroom

The master bedroom is a truly exceptional and generously proportioned suite, offering a wonderful sense of space and tranquility. Beautifully appointed with fitted wardrobes, it provides excellent storage while maintaining a clean and elegant finish. A stylish en-suite bathroom adds a touch of luxury and convenience, perfectly complementing the room's refined feel. Enjoying spectacular countryside views, this impressive bedroom is a peaceful retreat, flooded with natural light and designed for relaxed rural living at its finest.

En Suite Bathroom

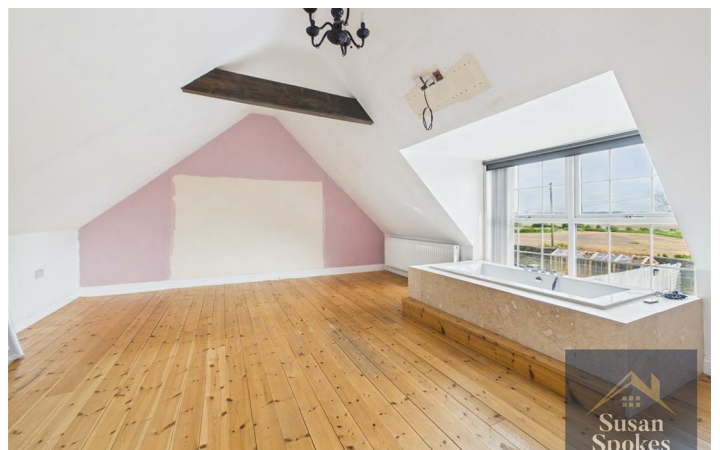
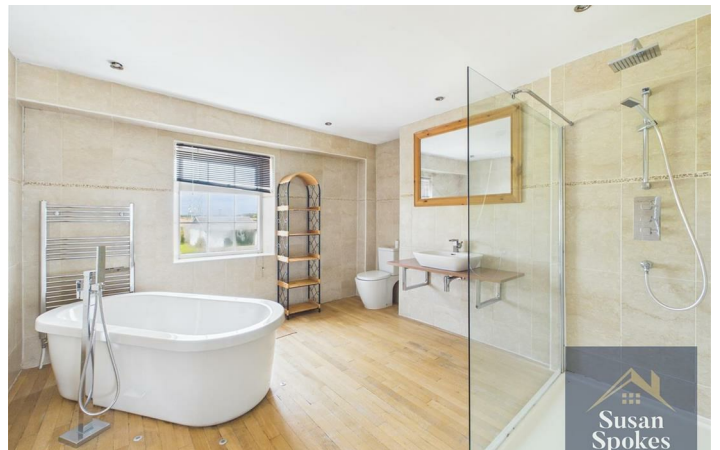
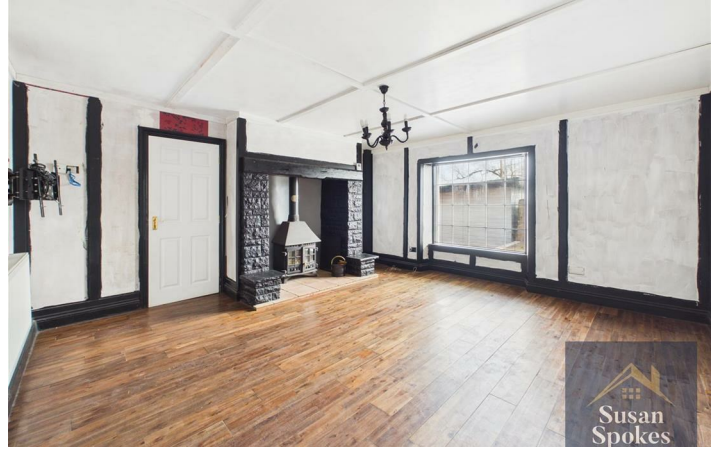
The en-suite bathroom is a beautifully appointed four-piece suite, designed with both style and comfort in mind. Featuring a stunning freestanding bath as its focal point, it offers a perfect place to unwind and relax. A bespoke vanity wash hand basin adds a touch of craftsmanship and elegance, complemented by a WC and a spacious walk-in shower for everyday convenience. Finished to a high standard throughout, this luxurious space blends practicality with a calm, spa-like atmosphere.

Bedroom

A beautifully characterful king-size suite, enhanced by exposed beams that add warmth and authenticity. Generously proportioned, it enjoys uninterrupted countryside views, creating a wonderfully



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

179a Sunderland Road, South Shields, Tyne and Wear, NE34 6AD
 Tel: 0191 541 22 08 Email: info@susanspokes.co.uk <https://www.susanspokes.co.uk>

