



RYAN JAMES

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15 Front Street, Bishop Auckland West Auckland DL14 9HW

£230,000

A very rare and unique opportunity to purchase this substantial 18th-century Grade II Listed residence of over 3200 sq ft of accommodation is located in the historic village of West Auckland overlooking one of the largest village greens in the country. Previously run as the very successful Auck House Bed & Breakfast by the current owners since ownership at the start of the millennium, this unique property is steeped in history as it was formerly the Rose & Crown public house in the 1960s before being converted into three residential flats in 1975, becoming a residential property in the early 90s. This impressive accommodation offers flexible living that can be adapted by the buyer for multi-generational living making it ideal for an elderly relative, teenager or someone who may require ground floor living. Over three floors, the accommodation currently comprises of an entrance lobby, a light & airy lounge with bay window, a dining room, a sitting room, a sauna & shower room, the massage room which can be used as a further bedroom, a utility room, a downstairs wc, a bar/reception area, a charming farmhouse-style breakfast kitchen with gas stove, a sun room overlooking the rear garden, a first floor landing offering four double bedrooms with the master benefitting from a walk-in wardrobe & two shower rooms, to the third floor there are two sizeable attic rooms. To the exterior of the property, there is a length driveway to the front providing ample off street parking for a number of vehicles, a sizeable rear garden that offers privacy and is enclosed by a stoned wall (grade listed). With the added benefits of gas central heating & double glazing viewing is utterly essential to appreciate the sheer size, presentation and location of the accommodation on offer. EPC 'Exempt'.

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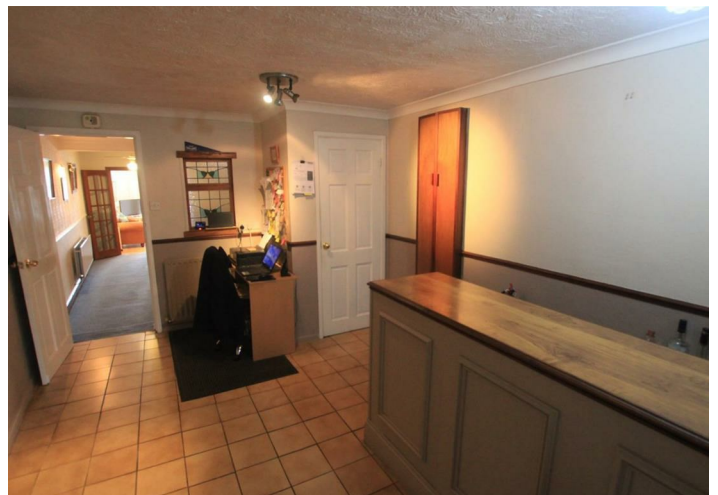
136 Newgate Street, Bishop Auckland, DL14 7EH



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The Accommodation Compromises

Entrance Lobby

With composite door to the front elevation, coving to the ceiling and doors leading to the lounge and dining room.

Lounge

17'3 plus bay x 15'4 (5.26m plus bay x 4.67m)

With a double glazed bay window to the front elevation, laminate flooring, TV & telephone point, radiator, three wall mounted picture lights, two decorative ceiling roses, ceiling coving, dado rail and singled glazed double doors leading into the dining area.

Dining Room

19 x 10'2 (5.79m x 3.10m)

With two radiators, ceiling coving, dado rail, two wall mounted picture lights, single glazed stained glass window, glazed double doors leading to the bar area.



Bar/Reception

14'2 x 9'6 (4.32m x 2.90m)

A room that offers a range of versatility, a fixed solid wood reception counter, ceramic tiled floor, ceiling coving, dado rail and radiator.

Breakfast Kitchen

16'5 x 14'5 (5.00m x 4.39m)

A farmhouse style kitchen including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, inset one and a half bowl sink unit with mixer taps over, integrated eye level double oven & gas hob, extractor hood & light, space & plumbing for a dishwasher, space for a fridge freezer, tiled flooring, ceiling coving, two ornate ceiling roses, wine rack and double glazed window to the side elevation & double glazed doors into the sun room.



Sun Room

15'1 x 8'4 (4.60m x 2.54m)

The sun room is of dwarf wall construction with timber framed double glazed windows, timber framed stable door to the side elevation and exposed beam ceiling.

Utility

Including a fitted range of wall and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer tap over, tiled splashback, space and plumbing for a washing machine & dryer, tiled floor, wall mounted gas boiler and double glazed window to the side elevation.

WC

With low level w.c., hand basin and extractor fan.



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Inner Hall

With timber framed door to the side elevation.

Leisure Room

9'8" x 8'11" (2.95m x 2.72m)

With a double glazed window to the side elevation, radiator, storage cupboard housing a wall mounted gas boiler, step in shower cubicle and sauna.

Sitting Room

16'0" max plus bay x 13'5" (4.88m max plus bay x 4.11m)

With a double glazed bay window to the front elevation, radiator, TV & telephone points, ceiling coving, dado rail, storage cupboard and feature fire with attractive timber surround.

Inner Hallway

With a staircase leading to the first floor.



First Floor Landing

With a double glazed window to the side elevation.

Shower Room

Including a three piece suite comprising of a double step in shower cubicle, pedestal wash hand basin, low level w.c., radiator, part tiled walls, solid wood flooring and double glazed window to the side elevation.

Bedroom One

11'11" x 11'9" (3.63m x 3.58m)

With double glazed window to the rear elevation, radiator and walk in wardrobe with the potential to convert into a en-suite.

Bedroom Two

14'4" x 10'2" (4.37m x 3.10m)

With double glazed window to the front elevation and radiator.

Bedroom Three

11'2" x 8" (3.40m x 2.44m)

With double glazed window to the rear elevation and radiator.

Bedroom Four

11'8" x 10" (3.56m x 3.05m)

With double glazed window to the front elevation and radiator.



Shower Room

Including a three piece suite comprising of a double step in shower cubicle, pedestal wash hand basin, low level w.c., radiator, walk in storage cupboard, part timber panelled walls and extractor fan.



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Attic Room One

16'3 x 14'1 (4.95m x 4.29m)

With double glazed window to the front & rear elevations, exposed ceiling beams, radiator and access to the roof space.

Attic Room Two

16'6 x 14'2 (5.03m x 4.32m)

With double glazed windows to the front & rear elevations, two radiators, storage cupboard housing wall mounted gas boiler and stairs leading to a storage area.

Exterior

Off Street Parking

A lengthy driveway to the front of the property providing ample off street parking.



Rear Garden

A private enclosed rear garden that offers plenty of space with a vegetable plot, greenhouse, patio seating area, a courtyard providing the perfect area for al fresco dining, a timber framed storage shed benefitting from light & power, lawned garden areas with mature shrubs & planted flower beds are sectioned by a path with attractive pergola leading to the BBQ area which houses a wood-fired pizza oven, a workshop which has light & power, timber framed double gates providing access via the neighbouring Manor House to a large hardstanding area that would be ideal for further off street parking.

Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

*** Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ***

Viewing

Viewing is Strictly By Appointment Only.

Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

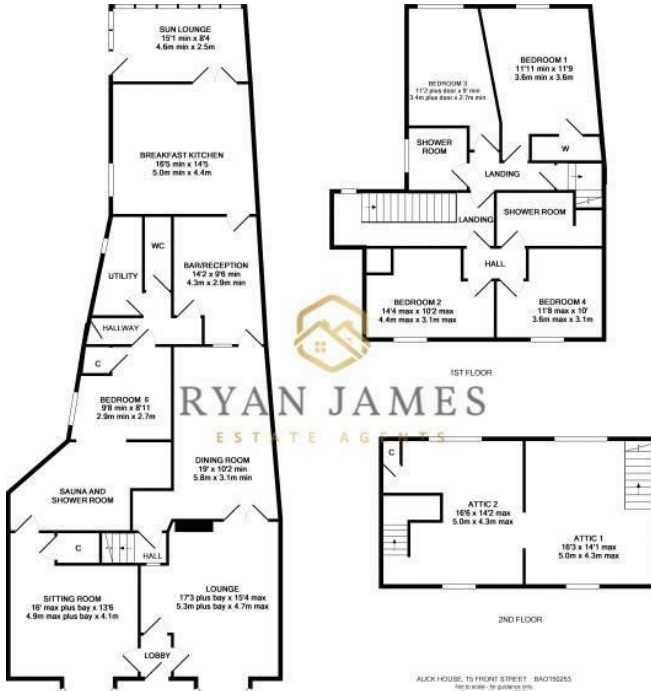




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1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.
2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.
3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error
4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.
5. All EPC`s are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

