



Green Acres, 9a School Street Witton Le Wear DL14 0AS

- 6 Bedroom Stone Built Family Home
- Stunning Views Across Witton Castle
- Sought After Village Location
- Self Contained Lower Floor Annexe
- Triple Garage and Driveway
- Rare To Sales Market

Reduced To OIRO £650,000

Green Acres, 9a School Street, Witton Le Wear



It is with great pleasure that Rea Estates offer to the sales market this substantial stone built family home boasting an elevated position in the much sought after Anglo-Saxon village of Witton-Le-Wear, which is situated on the banks of the River Wear and is the perfect location for those wishing to explore Hamsterley Forest, Durham Dales and the Weardale Valley. It is also an ideal base for commuting, being situated on the A68 with fast access to the A1. The major business centres of County Durham, Northumberland and Tyne and Wear are all easily accessible.

The village itself boasts a popular Primary School, two Churches, Community Centre and two Public Houses. Constructed in 2000 and set over three floors, this substantial property has been carefully designed for comfort and multigenerational living. Space is another important benefit of the design of the property with all the rooms being generously proportioned both in floor area and ceiling height.

The accommodation briefly comprises; Entrance Porch, Reception Hallway, two well proportioned Lounges (one of which provides access to the lower ground level) Dining Room, Breakfasting Kitchen, Study, Cloakroom W/c and Walk in Storage Cupboard.

To the first floor a galleried landing has doors leading to a Family Bathroom and Five Double Bedrooms, two of which boast En-Suite Facilities.

The lower ground level could be utilised as a self-contained annexe or as a holiday let and briefly comprises; Lounge, Fitted Kitchen, Bathroom, a Double Bedroom and a Second Reception Room that again could be utilised for a number of purposes.

Occupying an extremely generous plot the property sits within traditional gardens which boast far reaching views over Witton Castle and the surrounding countryside.

A driveway and stone built triple garage provide off road parking facilities for a number of vehicles.

In our opinion properties of this size in such a beautiful setting are rarely available to the market and therefore an early viewing is highly recommended.

Entrance Porch

Timber entrance door, cornice to ceiling, central heating radiator and tiled flooring. Glazed double doors opening to:

Reception Hallway

The sense of space is apparent on entering the hallway, with its sweeping staircase rising to the first floor, cornice and ceiling rose, two wall light points, two central heating radiators and solid wood flooring.



Cloakroom/Wc

Part tiled cloakroom fitted with a low level w/c and pedestal wash hand basin. Cornice to ceiling and obscure double glazed window to the side elevation.

Walk in Storage Cupboard

Cornice to ceiling and double glazed window to the side elevation.

Lounge:**22'6 x 13'0 (6.87m x 3.96m)**

A lovely room of generous proportions the focal point of which is an inglenook fireplace housing a Gazco stove. Cornice and ceiling rose, two wall light points and two central heating radiators. Patio doors, allowing lots of natural light to flood through, open to a spacious sun terrace providing an ideal spot for 'Al Fresco' dining and entertaining or in which to sit and enjoy the stunning views across the gardens and beyond.

**Second Lounge:****18'10 x 15'0 (5.74m x 4.58m)**

A second lounge again providing access to the sun terrace. Cornice to ceiling, two wall light points, two central heating radiators, two double glazed windows, French doors to rear and door to breakfasting kitchen. A spindle staircase leads to the lower self contained ground floor accommodation.

**Study:****13'0 x 6'6 (3.95m x 1.98m)**

A versatile room that could be utilised as a study or children's playroom. Cornice to ceiling, central heating radiator and double glazed window.

Dining Room:
14'2 x 12'0 (4.32m x 3.66m)

The dining room provides ample space for a family size dining table and chairs. Cornice to ceiling, delft rack to wall, central heating radiator and double glazed window to the front elevation.



Breakfasting Kitchen:
15'4 x 13'11 (4.68m x 4.25m)

Fitted with an extensive range of base and wall units with complimentary work surfaces and tiled splash backs. One and a half bowl inset sink unit with chrome mixer tap, space and plumbing for washing machine, dishwasher and vented tumble dryer. Integrated Neff eye level double electric oven and hob with extractor hood.

Cornice to ceiling, central heating radiator, tiled flooring, two double glazed windows, one overlooking the rear garden and timber door opening to the side elevation.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

First Floor Landing

A light and spacious landing with spindle balustrade, cornice and ceiling rose, three wall light points, two central heating radiators and built in cupboard housing oil fired central heating boiler.



Dressing Room

Cornice to ceiling, wall light point and loft access hatch. Door to en-suite bathroom.



Master Bedroom:

17'4 x 14'1 (5.29m x 4.29m)

A well proportioned double bedroom providing ample space for a range of free standing bedroom furniture. Cornice to ceiling, two wall light points, double glazed window to the rear, again offering far reaching views, central heating radiator and door to dressing room.



En-Suite Bathroom:

10'10 x 8'6 (3.30m x 2.60m)

A larger than average en-suite bathroom comprising; panelled bath, low level w/c and pedestal wash hand basin. Part tiled walls, cornice, wall mounted extractor fan and obscure double glazed window to the rear.



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Bedroom Two:
14'1 x 13'5 (4.28m x 4.10m)

A second bedroom overlooking the rear of the house. Cornice to ceiling, wall light point and central heating radiator.



Bedroom Three:
14'1 x 11'0 (4.29m x 3.35m)

Double glazed window to the front elevation, cornice to ceiling, two wall light points, central heating radiator, built in storage cupboard with hanging rail and double wardrobe.



En-Suite

Part tiled en-suite comprising, double shower enclosure with electric unit, low level w/c and pedestal wash hand basin. Wall mounted extractor fan and obscure double glazed window.



Bedroom Four:
14'2 x 9'9 (4.32m x 2.96m)

Double glazed window to the front elevation, cornice, two wall light points, central heating radiator and double wardrobe.



Bedroom Five:

17'8 x 7'10 (5.38m x 2.39m)

Glazed double doors open to a fifth double bedroom again situated to the front of the house. Cornice to ceiling, two wall light points and two central heating radiators.



Family Bathroom:

9'7 x 7'10 (2.91m x 2.40m)

Part tiled bathroom fitted with a white suite comprising; double shower enclosure with mains fed unit, panelled bath, low level w/c, pedestal wash hand basin and bidet. Recessed ceiling lights, extractor fan, central heating radiator, laminate flooring and obscure double glazed window.



LOWER GROUND LEVEL

Hall

Central heating radiator, wood flooring and doors to:

Lounge:

13'0 x 12'8 (3.95m x 3.87m)

A cosy reception room with French doors opening onto the lower ground level sun terrace, providing ample space for a range of outdoor furniture. Cornice to ceiling, feature fire surround, central heating radiator and solid wood flooring.



Kitchen:**11'11 x 9'9 (3.62m x 2.96m)**

Fitted with a range of base and wall units, laminated work surfaces and tiled splash backs. Stainless steel sink unit, space and plumbing for washing machine and dryer. Cornice to ceiling, wall mounted extractor fan, oil fired central heating boiler, double glazed window to the rear and timber external door opening to the side elevation.

**Second Reception Room:****26'10 x 13'11 (8.17m x 4.25m)**

A well proportioned room that could be utilised as a lounge/ games room or as an additional bedroom. Cornice, central heating radiator and double glazed window to the side elevation.

**Bathroom**

Part tiled bathroom comprising, panelled bath with mixer/shower attachment, low level w/c and wash hand basin. Wall mounted extractor fan and obscure double glazed window.

Bedroom:**13'1 x 8'10 (4.0m x 2.68m)**

Double bedroom with cornice to ceiling, central heating radiator and double glazed window overlooking the rear garden.



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Externally

Green Acres occupies a substantial plot and is accessible via double gates which open to a lengthy driveway, providing added off road parking for several vehicles, including a motor home or caravan. A triple garage has electric roller doors, power and lighting.

The formal gardens are laid mainly to lawn with well stocked flower beds and borders containing an array of mature plants, trees and shrubs.

Two extensive sun terraces provide ideal spots for outside dining, entertaining and for a range of outdoor furniture in which to relax and enjoy the far reaching views.



Lower Ground Sun Terrace with stone steps leading to the garden



Ground Floor Sun Terrace



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