



## Valley View, 34 Etherley Lane Bishop Auckland DL14 7QZ

- Substantial 4 Bed Period Property
- 2 Reception Rooms
- Landscaped Rear Garden with Far Reaching Views
- Sought After Location
- Wealth of Period Features
- Rare To Sales Market

**Reduced To Offers In The Region Of £300,000**



# Valley View, 34 Etherley Lane

It is with great pleasure that Rea Estates offer to the sales market this substantial 4 Bedroom 3 Storey Period Property, set in an elevated position in a much sought after area of Bishop Auckland, boasting far reaching open views across the Wear Valley.

The town itself which is home to the spectacular open air night show 'Kynren' an Epic Tale of England, offers everyday professional, retail and recreational services.

For the commuter, the A1(M) provides easy access to the major regional centres of Teeside, County Durham and North Yorkshire. East Coast mainline rail services are available from Darlington and from Newcastle.

The surrounding rural area is ideal for outdoor enthusiasts and the property is well-placed for the Durham Dales and both the North York Moors and Yorkshire Dales National Parks.

The property has been sympathetically refurbished over the last few years, retaining a wealth of original period features whilst maintaining a considerable amount of charm and appeal throughout.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Entrance Lobby, Hallway with staircase rising to the first floor, Rear Lobby with door opening to the rear garden, a Lounge in which to sit and enjoy the stunning views, separate Dining Room and Fitted Kitchen.

To the first floor Two Double Bedrooms, a Family Bathroom and a Shower Room/Wc.

A staircase rises to the second floor landing which provides access to a further Two Double Bedrooms.

Occupying an extremely generous plot the property has a delightful rear garden with illuminated water feature, two areas of raised decking, one of which has access to a timber framed Bar/Summerhouse, providing ideal spots for outdoor dining and entertaining. Lawned garden have well stocked flower borders containing an array of mature plants, trees and shrubs.

In our opinion period properties of this size in such a sought after location are rarely available to the sales market and therefore only an internal inspection will truly suffice to fully appreciate the accommodation that is on offer.

## Ground Floor

### Entrance Lobby

Glazed entrance door to the side of the property opening to lobby with built in storage cupboard and stunning Italian mosaic flooring, which continues into the hallway and rear lobby. Timber stained glass door opening to:

### Hallway

The sense of space is apparent upon entering the hallway with its panelled staircase rising to the first floor, under-stair storage cupboard, telephone point and two radiators. A stained glass timber door opens to the rear lobby with external door to garden.



## Lounge:

14'8 x 11'9 (4.47m x 3.58m)

Solid oak door opening to a beautiful lounge the focal point of which is a stunning cast iron Victorian fireplace with tiled insert housing a gas fire. A bay window to the front elevation offers far reaching open views across the valley and allows lots of natural light to flood the room, original cornice to ceiling, picture rail and radiator.



## Kitchen

A bespoke kitchen fitted with a range of base and wall units with complementary oak work surfaces, inset sink unit with chrome mixer tap and stone tiled splash backs. Chimney recess with extractor hood providing space for range cooker, space and plumbing for automatic washing machine, dishwasher and American style fridge freezer. Double glazed window to the front elevation and tiled flooring.

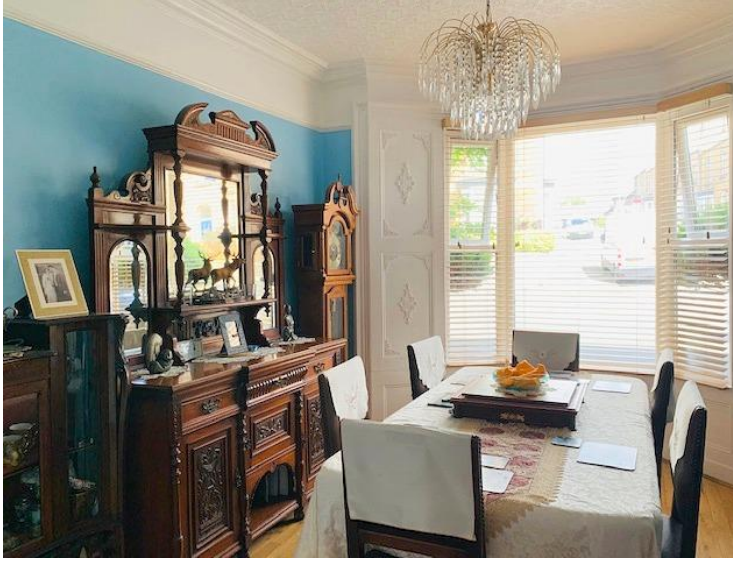


These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating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



**Dining Room:**  
**12'1 x 11'7 (3.68m x 3.53m)**

The dining room which is situated to the front of the house provides ample space for a family size table and chairs. Walk in bay window, cornice, picture rail, cast iron fireplace, radiator and solid oak flooring.



**First Floor**

**Landing**

A spacious landing with Victorian roof light with etched glass panels and staircase rising to the second floor which was originally the servants quarters. Doors to:

**Master Bedroom:**  
**14'8 x 12'0 (4.47m x 3.66m)**

The master bedroom is situated to the rear of the house and has two double glazed windows complete with padded seats, in which to soak up the views across the surrounding countryside. Central heating radiator and walk in wardrobe providing added storage facilities.



**Bedroom Two:**  
**12'0 x 9'3 (3.66m x 2.82m)**

A second double bedroom which overlooks the front of the house providing ample space for a range of free standing furniture. Radiator and built in storage cupboard.



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### **Family Bathroom:**

**11'4 x 11'4 (3.45m x 3.45m)**

A larger than average bathroom comprising, panelled bath with central chrome mixer/shower attachment, quadrant shower enclosure with mains fed unit, low level w/c and his and hers wash hand basins. Built in storage cupboard, radiator and obscure double glazed window.



### **Shower Room**

Shower enclosure, back to wall w/c and wash hand basin inset to vanity unit. Radiator and obscure double glazed window.

### **Second Floor**

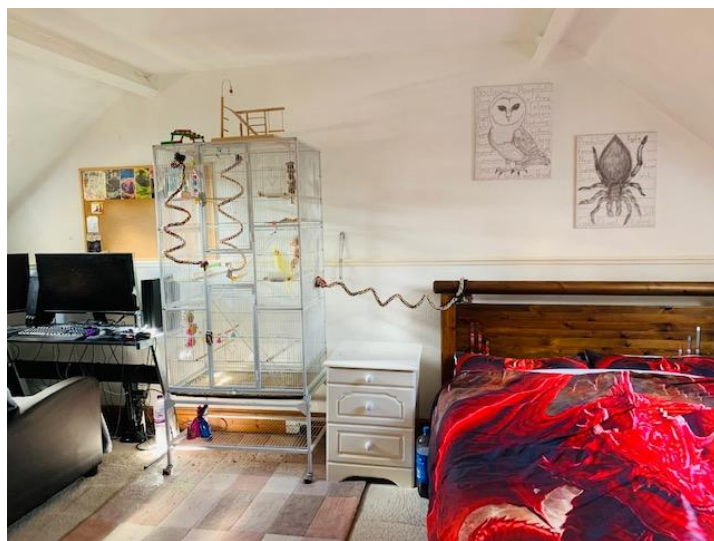
#### **Landing**

Spindle balustrade, Velux window and radiator housed in decorative cover. Doors to:

#### **Bedroom Three:**

**16'3 x 9'11 (4.95m x 3.02m)**

Another double bedroom of generous proportions with Velux window and radiator.



#### **Bedroom Four:**

**9'6 x 8'7 (2.9m x 2.62m)**

Ample sized fourth bedroom with Velux window and radiator in decorative cover.



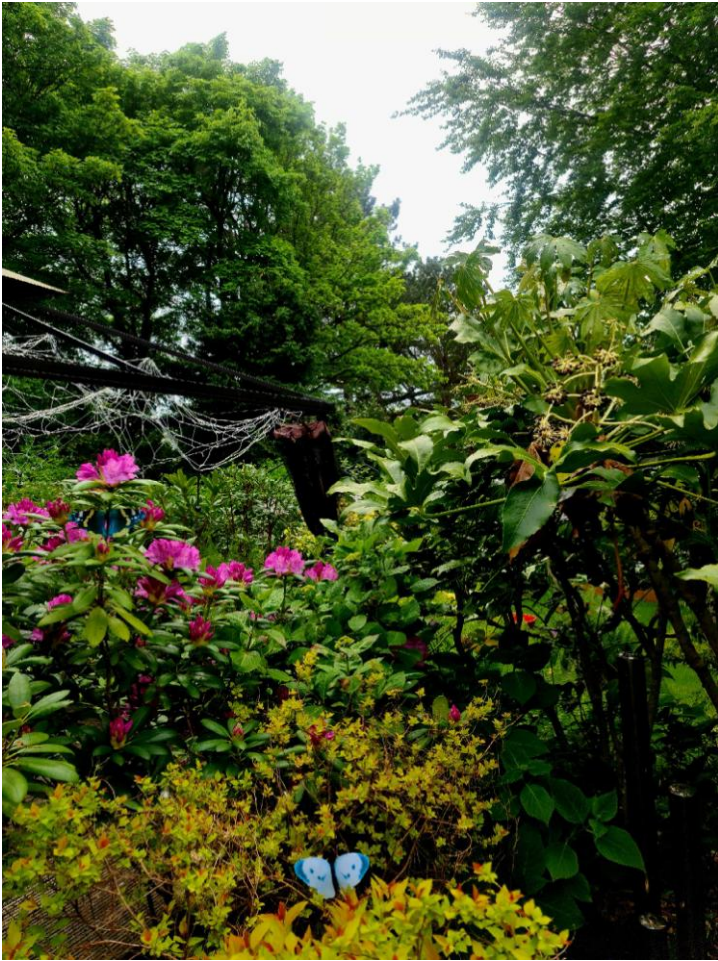
## Externally

Valley View occupies an extremely generous plot with a beautifully landscaped garden to the rear of the property, which offers two areas of raised decking, providing a choice of spots for 'al fresco' dining and entertaining. One of the areas leads to a timber framed bar/summerhouse which could be utilised for a number of purposes. Illuminated water feature and lawned gardens with well stocked flower borders containing an array of mature plants, trees and shrubs. To the front of the house a driveway provides off road parking facilities.



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