



1 Manor Court St. Helen Auckland DL14 9FD

- Individually Designed 4 Bed Detached Family Home
- 2 Ground Floor Bedrooms
- Rare To Sales Market
- Private Landscaped Rear Garden
- Double Garage and Driveway
- Must Be Viewed

£375,000

1 Manor Court



A rare opportunity has arisen to purchase a substantial 4 Bedroom Detached Family Home, occupying an extremely generous plot within the village of St.Helen Auckland. The village is an ideal base for commuting, being within easy reach of the A68 and A1(M) for travel both North and South and for the outdoor enthusiasts, the perfect location to explore Hamsterley Forest, Durham Dales and the Weardale Valley, which is an area of Outstanding Natural Beauty. St.Helens itself has a Primary School, healthcare facilities and the ever expanding Tindale Crescent Retail Park is within walking distance. A further range of schools, shopping and recreational facilities can be found in Bishop Auckland which is home to the spectacular open air night show Kynren – An Epic Tale of England, with others available in Barnard Castle and Darlington, both approximately 11 miles away.

The light and airy design of the house owes much to the extensive use of glass throughout the property with French doors or picture windows featuring in many of the rooms, which are generously proportioned both in floor area and ceiling height.

Warmed via Gas Central Heating (new boiler installed in 2021) and benefitting from Double Glazing throughout (most of the windows having recently been fitted with custom made plantation shutters) the internal layout briefly comprises; Reception Hallway, dual aspect Lounge Diner, Kitchen/Breakfast Room, Utility, Garden Room, Bathroom and Inner Hallway with access to Two Double Bedrooms, one of which has En-Suite Facilities.

To the first floor, a Galleried Landing, stunning Master Bedroom with Dressing Room and En-Suite, a further Double Bedroom and Family Bathroom.

Externally the property, which sits within landscaped gardens, is accessible via wrought iron gates which open to a lengthy gravelled driveway, leading to a Detached Double Garage.

Houses that offer such a wonderful blend of luxury and space are rarely available to the sales market and therefore an early viewing is essential to fully appreciate the accommodation on offer.

Reception Hallway

The sense of space is apparent upon entering the grand central hallway with its 'Y' shaped sweeping staircase rising to the first floor and storage cupboard.



Lounge Diner:
27'4 x 13'10 (8.33m x 4.21m)

An impressive dual aspect lounge diner with window to the front and French doors opening to the rear garden, allowing lots of natural light to flood through. The focal point of the room is a fabulous inglenook brick built fireplace with recessed spot lights, dual-fuel log burner and timber mantle.



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.

Kitchen/Breakfast Room:
20'01 x 13'01 (6.12m x 3.98m)

Fabulous breakfasting kitchen with ample room for a table and chairs, this lovely kitchen really is the heart of the home. Fitted with an extensive range of traditional style units, concealed lighting and complementary polished granite work surfaces. High quality appliances are fitted, including a 'Rangemaster' range style cooker with two ovens set into recessed fireplace with extractor canopy and tiled splash back, integrated fridge, plumbing for dishwasher and one and a half bowl sink with mixer tap. Recessed ceiling lights, door to utility and arch way to garden room.



Utility:
7'07 x 5'08 (2.30m x 1.73m)

Useful utility room with plumbing for washing machine, stainless steel sink with mixer tap, central heating boiler and tiled flooring.

Garden Room: 19'01 x 9'10 (5.81m x 3.0m)

Of dwarf wall construction with uPVC double glazing, the garden room is the ideal place in which to sit and enjoy the open views across the private rear garden. Ceiling light with fan, wall lights and television aerial point.



Inner Hallway

Double doors from the reception hallway open to the inner hallway which provides access to two ground floor bedrooms.



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Bedroom Two: 13'01 max x 13'0 (3.99m x 3.96m)

Double glazed window to the rear elevation, fitted wardrobes, television aerial point and laminate flooring.



En-Suite: 6'0 x 5'01 (1.84m x 1.56m)

Tiled shower enclosure with electric unit, low level w/c and wash hand basin.



Bedroom Three: 13'09 x 11'0 (4.20m x 3.36m)

A further double bedroom which could be utilised for a number of purposes. Double glazed windows to the front elevation and built in double wardrobe.



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Ground Floor Bathroom: 8'02 x 5'06 (2.50m x 1.68m)

Part tiled bathroom fitted with a white suite comprising; panelled bath, low level w/c and pedestal wash hand basin. White heated towel radiator and two obscure double glazed windows to the front elevation.



Master Bedroom: 19'11 x 13'08 (6.06m x 4.16m)

The spacious master bedroom suite could not fail to impress, with double glazed windows to both front and rear elevations, walk in wardrobe and decorative archway leading to a dressing room with a range of fitted wardrobes, dressing table and door to En-suite shower room.



First Floor Galleried Landing

Bespoke timber balustrade with wrought iron spindles, double glazed window to the front elevation and doors to first floor rooms.



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En-Suite: 8'09 x 6'07 (2.66m x 2.0m)

Comprising; tiled double shower enclosure, low level w/c and counter top wash hand basin. Recessed ceiling lights, traditional column heated towel rail and obscure double glazed window.



Family Bathroom: 21'09 x 9'01 (6.64m x 2.78m)

Pristine family bathroom comprising; large spa bath set into tiled surround, double shower enclosure with electric unit, low level w/c, bidet and pedestal wash hand basin. Obscure double glazed window.



Bedroom Four: 16'07 x 9'05 (5.06m x 2.87m)

A further double bedroom with double glazed window to the front elevation and double doors to fitted wardrobe. Access to the fully boarded loft space, via pull down folding stairs.



Externally

The property is accessed through wrought iron gates opening to a gravelled driveway and parking area. There is a detached double garage with electric door, power, lighting and water supply. Above the garage there is extra storage space, accessed via steps from the rear garden.

To the rear you will find a delightful private and enclosed garden, which is laid mainly to lawn with well stocked flower borders containing an array of plants, shrubs, mature fruit trees, bridged pond and a paved patio with pizza oven, ideal for outdoor dining and entertaining.

Gym/Sauna Room: 11'10 x 10'01 (3.61m x 3.07m)

The current vendors have built a detached gym/sauna room which could also be utilised as an office or for a number of purposes.



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