

Village Farm

THE VILLAGE | MURTON | SEAHAM | COUNTY DURHAM



FINEST
PROPERTIES



A beautifully updated farmhouse, close to a host of amenities and the stunning Durham Heritage Coast

Seaham Rail Station 3.6 miles | A1(M) J62 6.4 miles | Sunderland City Centre 8.5 miles

Durham City Centre 8.9 miles | Newcastle City Centre 18.5 miles

Newcastle International Airport 25.1 miles





Accommodation in Brief

Entrance Hall | Sitting Room | Dining Room | Kitchen | Family Room
Utility Room | WC | Principal Bedroom with En-suite Shower Room
Three Further Bedrooms | Bathroom

Detached Garage | Extensive Parking | Garden
Patio Courtyard | Shed







The Property

Village Farm is a handsome former farmhouse standing in generous grounds in the heart of Murton, close to a host of amenities and the magnificent Durham Heritage Coast. Originally dating back to the 1830's, Village Farm has been renovated and updated with great care and attention to create a welcoming home that blends traditional character with contemporary style and impressive quality.

The central entrance hall connects to the fabulous reception rooms to left and right. The sitting room has a striking feature fireplace to one side and is filled with light from a large sash window. An open flow leads through to the dining room to the rear elevation with plenty of space for a dining table and chairs. Elegant colour palettes help to define the areas. Across the hall is the inviting family room which is open plan to the kitchen. This whole area is perfect for modern entertaining. An exposed brick fireplace with grand wood mantel houses a dual-fuel stove to create a warm and cosy atmosphere. The kitchen is fitted with a fine range of cabinetry in a farmhouse style, along with a large central island with space for casual dining. The range cooker stands within a wide inglenook with side cabinets and a beautiful decorative tiled splashback. French doors open to the rear courtyard garden and the kitchen is served by a practical utility room with external access. A ground floor WC adds convenience.

There are four bedrooms arranged across the first floor. The principal bedroom boasts a lovely fireplace and a well-appointed en-suite shower room. The three remaining bedrooms are served by the luxurious bathroom with gorgeous tiling and a contemporary suite comprising freestanding bath, walk-in rainfall shower, wash hand basin set on a vanity unit, WC and heated towel rail.





Externally

Village Farm occupies a generous plot with impressive outdoor space to front and rear. The gated entrance leads to an expansive gravelled parking area with space for several vehicles and a lawned area to one corner. Further parking is provided to the rear, with a further gravelled area leading to the detached brick-built garage with remote control door, power and lighting.

The rear garden forms a generous patio courtyard which is easily maintained and provides lots of space for outdoor furniture to done and entertain. A shed offers useful storage.





Local Information

The property is located in a convenient position in Murton, a small village to the north east of Durham. The area is both peaceful yet accessible, with the A19 nearby providing links to local and regional centres. To the east is the spectacular Durham Heritage Coast which offers stunning walks with wild cliffs, dunes and views out across the North Sea.

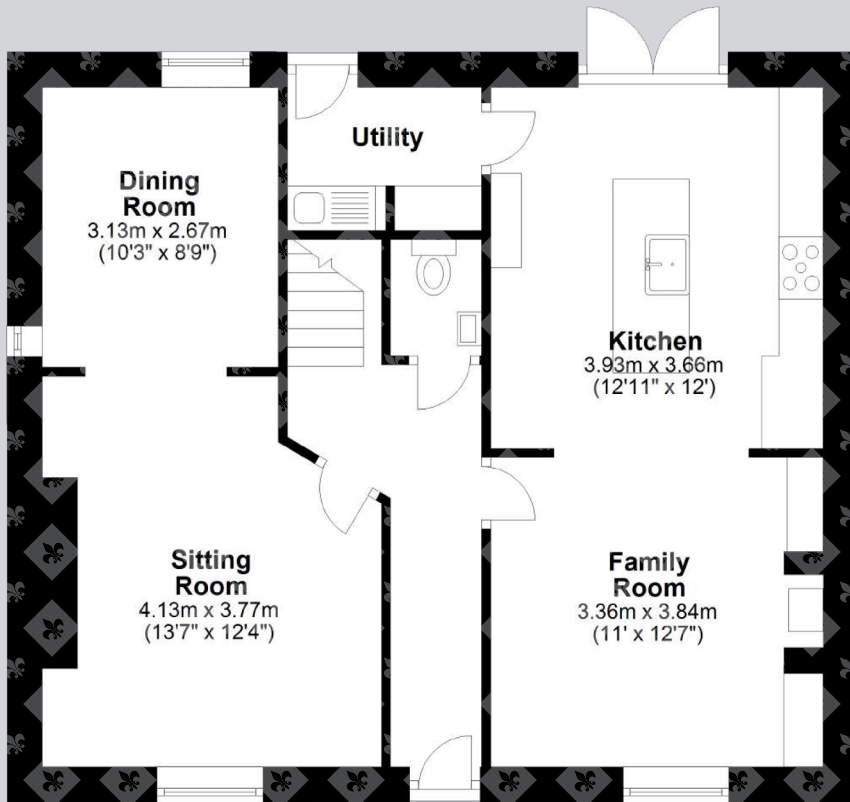
A wide range of amenities are close by, with Seaham offering excellent local facilities and everyday amenities. Seaham offers a comprehensive range of shopping and recreational facilities together with The Dalton Park Shopping Outlet.

For schooling there is a primary school in Murton and a choice of primary schools in Seaham, while for secondary schooling there is Seaham School of Technology together with a wide selection of senior schools in Sunderland and the surrounding area. The vibrant Cathedral City of Durham with its renowned University is also easily reached.

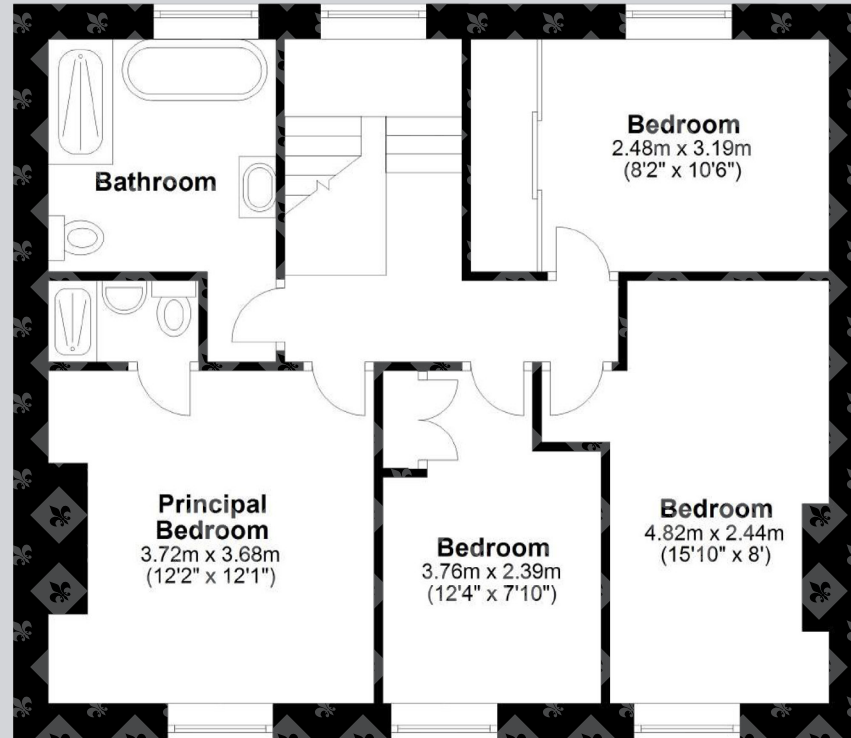
For the commuter, the property is well located for easy access to the A19 that offers links to regional centres north and south; the A1 is also within easy reach. There is a rail station at Seaham which provides regular services to Newcastle, where there are links to other main line services to major UK cities north and south. Newcastle International Airport is also very accessible.



Floor Plans



Ground Floor



First Floor



Total area: approx. 152.9 sq. metres (1645.4 sq. feet)

Directions

From the A19 heading north or south follow signs for Murton (B1285). Keep following these signs onto the B1285 heading west and pass Dalton Park Outlet on your left-hand side. Stay on this road for 1 mile to head into Murton then turn right onto Park Lane. Take the first left turn onto Gregson Terrace and after 80m the entrance to Village Farm is on the left, through a gated entrance with five-bar gate.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, water, and drainage. Gas-fired central heating.

Postcode

Council Tax

EPC

Tenure

SR7 9RP

Band D

Rating D

Freehold

Viewings Strictly by Appointment

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