

6 Leazes Lane

WOLSINGHAM | BISHOP AUCKLAND | COUNTY DURHAM



FINEST
PROPERTIES



A contemporary stone-built family home with
generous accommodation options and gardens, set in
a desirable and picturesque market town

Bishop Auckland 10.2 miles | Durham 14.5 miles | Newcastle City Centre 23.3 miles
Newcastle International Airport 28.6 miles





Accommodation in Brief

Entrance Hall | WC | Kitchen/Breakfast Room | Utility Room | Dining Room
Study | Sitting Room | Principal Bedroom with En-suite Shower Room
Guest Bedroom with En-suite Shower Room | Family Room/Bedroom
Fourth Bedroom | Bathroom
Further Bedroom with En-suite Shower Room | Six Bedroom

Gated Driveway | Integral Double Garage | Garden
Gravelled Seating Area | Log Cabin | Patio | Walled Garden | Shed







The Property

Built on former grounds of Wolsingham School in 2005, Leazes Lane is a small and peaceful exclusive development of attractive stone-built spacious family homes with countryside views, yet within minutes of the desirable market town of Wolsingham. 6 Leazes Lane has been finished to a high standard and offers stylish décor throughout the generous property with flexible accommodation for modern living.

The reception rooms radiate from a large, light entrance hall with handy WC beneath the open staircase to the first floor. The contemporary kitchen with range style cooker integrated dishwasher and housing for a large American style fridge/freezer offers plenty of storage and space for a large dining table. Double doors open into a reception room ideal as a family room, playroom, snug or formal dining room, with French doors out onto the rear patio, and a utility room with laundry facilities leads through into the integral double garage with lighting and power. Behind the stairs sits another room with a variety of uses to suit any buyer: a study, home gym, library – the list is endless. Beside this is an elegant and generously proportioned sitting room, again with French doors to the rear garden, and a large bay window to the front.



To the first floor, the light, space and options for room usage continue. The principal bedroom is positioned to the rear of the house to make to most of the balcony, garden and countryside views beyond, and the beautiful room has an abundance of storage with fitted wardrobes plus a separate walk-in wardrobe, and a smart en-suite shower room with double size shower. A guest bedroom to the front of the house also has a clean, modern en-suite shower room and the third bedroom and family room on this floor are served by a luxurious family bath with separate bath and shower. The family room/ bedroom is a huge space currently used as a play and games area, but that again offers a whole host of reception or sleeping options for any family. This room also has a balcony looking out over the rear garden.

The second floor offers two further good-sized bedrooms, one with en-suite shower room, ideal escapes for guests or teenagers, and access to eaves storage from the landing.





Externally

6 Leazes Lane is approached via a gated private tarmacadam driveway, leading to the integral double garage. To the front of the house is a good-sized lawn kept private by mature trees, and a gravelled seating area, ideal for enjoying the southerly sunshine. A log cabin with power and lighting sits to the other side of the drive; the perfect escape or summerhouse. To the rear, a full width patio with doors from the two main reception rooms offers excellent al fresco dining and entertaining possibilities. Steps lead up to a manicured walled lawn for relaxation or play. A wooden shed sits to one side and there is plenty of space for further outdoor storage.

Access to Leazes Lane private estate is via a gated entrance and there is a grassed area in the centre of the estate for communal use.

Agents Note

There is a communal service charge of £100 per month for 10 months of the year to cover the communal electric gates, lighting and maintenance.





Local Information

Wolsingham is a small market town situated by the River Wear on the edge of the unspoiled North Pennines Area of Outstanding Natural Beauty. The surrounding rural area is ideal for outdoor enthusiasts and the stunning surrounding scenery is linked by a network of public footpaths, ideal for walking and cycling. Wolsingham remains much as it did hundreds of years ago and the annual Wolsingham Agricultural Show on the first weekend in September, which was established in 1763, is one of the oldest shows in the country.

Wolsingham provides a good range of everyday facilities including a doctor's surgery, chemist, restaurant, pubs and other local businesses. For schooling the town offers Wolsingham Primary School and Wolsingham School & Community College. There are various private schools within the area including Mowden Hall School and Barnard Castle School. Other facilities are available nearby at Bishop Auckland and Durham.

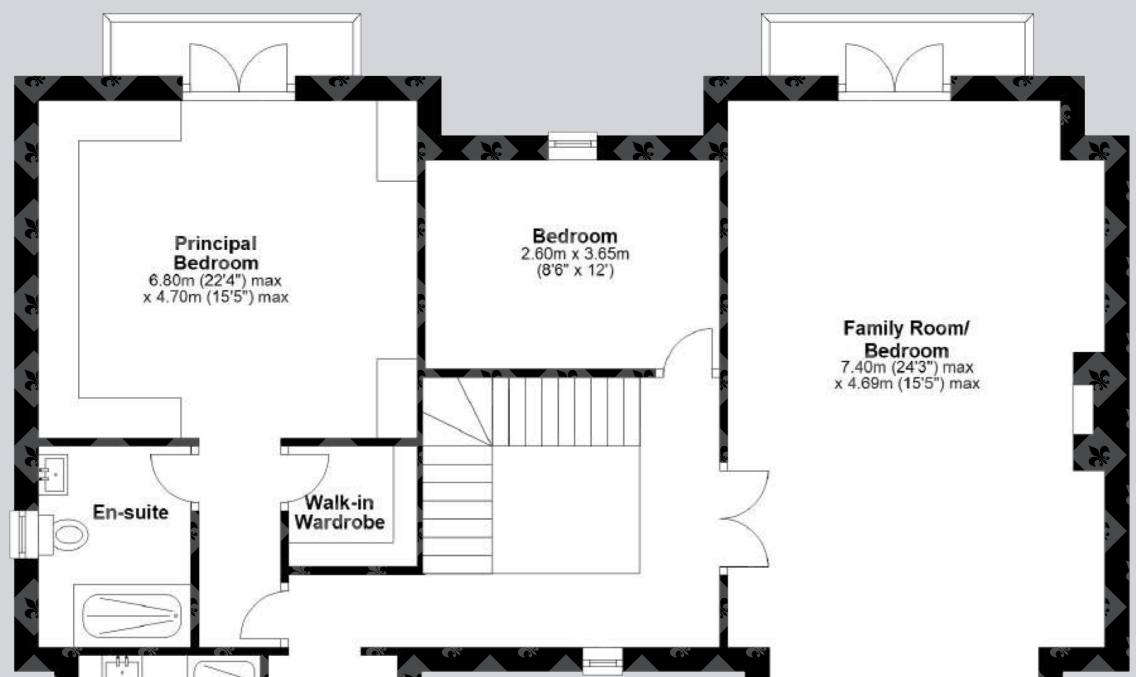
For the commuter Wolsingham is conveniently located for access to the major regional centres of Durham and Newcastle, and from here links to all areas of the UK can be found by rail. Newcastle International Airport and Teesside International Airport are both within easy reach.

Floor Plans

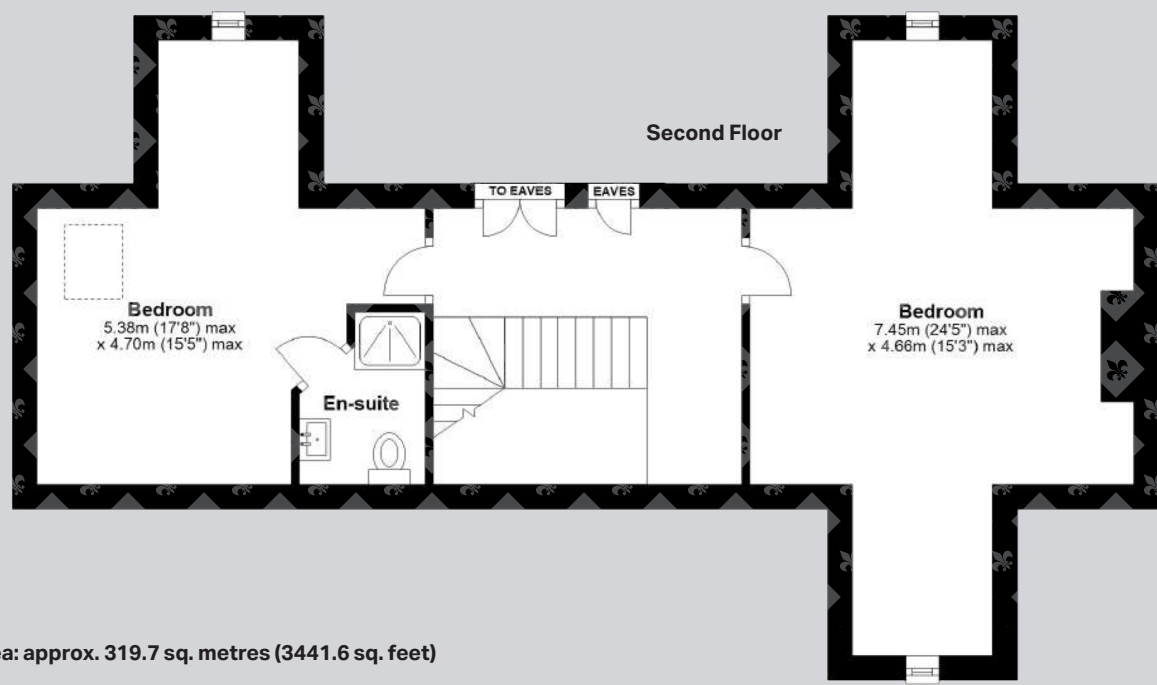


Ground Floor

Total area: approx. 319.7 sq. metres (3441.6 sq. feet)



First Floor



Second Floor

Total area: approx. 319.7 sq. metres (3441.6 sq. feet)

Directions

From Corbridge take the A68 south for just over 17 miles, turning right onto the B6296 signposted to Wolsingham. Follow this road for approximately 2 miles and at the T-junction in the village turn right onto the A689 towards Stanhope. Following the road into Wolsingham, Leazes Lane is the first left-hand turn on Front Street. A short distance along this road turn right onto The Leazes. Follow the road round to the right and the property is at the top, to the left-hand side.

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.

Postcode

DL13 3DP

Council Tax

Band G

EPC

Rating C

Tenure

Freehold

Viewings Strictly by Appointment

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