



A detached three bedroom bungalow with attached double garage, separate garaging, workshops and stables together with gardens and land extending in total to 1.23 hectares (3.03 acres) or thereabouts.

The property offers excellent potential for refurbishment to create a private equestrian facility and pre-application planning advice has also been obtained from the local authority in connection with potential for residential development. EPC Rating: E

- Detached three bedroom bungalow
- Separate substantial workshop and garage
- Stables and grazing land
- Residential development potential
- 1.23 hectares (3.03 acres) or thereabouts
- Edge of village setting

## Price on Application

Durham City 9 miles; Bishop Auckland 4 miles;  
Crook 2.5 miles

### SERVICES

Mains water, gas and electricity are supplied to the bungalow which is also connected to the main drainage system.

### HEATING

Gas fired central heating boiler serving radiators and providing hot water.

### TENURE

Freehold

### LOCATION

From Durham City follow the A690 south west through Brancepeth and Willington. At the top of Willington High Street turn left at the mini roundabout onto Hunwick Lane and take the fourth left turn into Moorland Close. After approximately 250 metres turn right into Saxby Drive and the property is situated directly ahead.

### COUNCIL TAX BAND:

Council Tax Band E.

### OFFICE REF

LN00000404

### DETAILS PREPARED

April 2015

### PROPERTY MISDESCRIPTIONS ACT 1991

We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves to the facts, and before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact.



## DESCRIPTION

This detached bungalow comes with a range of further workshops, garages and stables together with gardens and land extending in total to 1.23 hectares (3.03 acres) or thereabouts.

Pre application planning advice has been obtained from the local authority (a copy of this is available from the agent on request) and it is envisaged the site may be considered suitable for development for housing subject to satisfying certain criteria.

## ACCOMMODATION

Covered entrance portico, part glazed door with glazed side screen leading to:

**Entrance hall** (2.74m x 4.10m) with steps leading down into:

**Living room** (4.62m x 4.12m) with built-in stone fireplace with display cupboard, cornice ceiling, large picture window, archway through to dining room.

**Dining room** (3.62m x 3.10m) with wood block floor, patio doors leading out to the garden and door leading back to the kitchen also with ceiling cornice and ceiling rose.

**Kitchen** (3.61m x 3.32m) equipped with a range of modern base and wall cupboards with roll top work surfacing and tiled floor. equipped with four ring ceramic hob with extractor canopy, single draining sink, electric oven with separate grill. Door leading back to hall, ceiling cornice and sliding door to

**Utility room** (2.30m x 2.26m) with single draining sink unit, back door, wall cupboard, work bench and further sliding door to

**Tack room/cloakroom** (3.67m x 4.38m max) an I-shaped room with large wooden wall hooks, central heating boiler, hot water cylinder, coat hooks, saddle racks, low level w.c. And small wall mounted wash basin.

**Inner hallway** leading to bedroom and bathroom accommodation from the entrance hall

**Bedroom No.1** (3.67m x 3.18m).

**Bedroom No.2** (3.64m x 3.64m) with ceiling covering.

**Bedroom No.3** (3.01m x 3.18m) plus twin double door robes with overhead lockers.

**Bathroom** (2.48m x 2.17m) full wall tiling, tiled enamel bath, wash basin and shower cubicle.

**Separate w.c.** Fully tiled with low level w.c and wash basin.

## OTHER BUILDINGS

**Garage** attached twin with up and over doors

**Main workshop** (8.72m x 4.17m) with large double doors

**Small workshop/garage** (4.16m x 5.52m).

**Stable block** comprising two loose boxes and tack storage

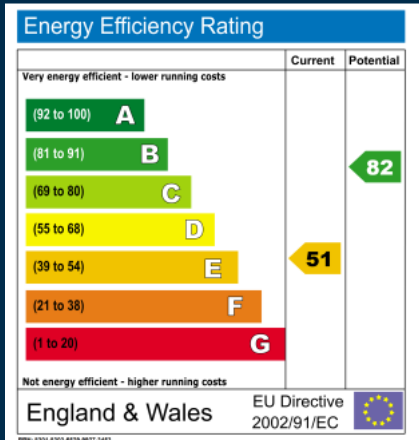
## LAND

A block paved driveway and concrete hard standing, lawned garden extending from a raised terrace overlooking the grazing land to the rear.

Grazing land is arranged in two enclosures extending west from the property.

**In all 1.23 hectares (3.03 acres) or thereabouts.**





**AGENT'S NOTE:**  
Plans and photographs included in this brochure are not to scale and intended for general identification purposes only

