



GSC GRAYS
PROPERTY • ESTATES • LAND

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WHITSEND, FRONT STREET

WINSTON, COUNTY DURHAM, DL2 3RH

Whitsend is an immaculately presented three bedroom detached dormer bungalow which offers spacious accommodation along with front and rear gardens, driveway and 2.99 acres including paddocks, stable block and yard. Viewing is highly recommended to appreciate this rare opportunity which is ideally suited to the equestrian enthusiast. The property has an EPC rating (EER) of D 68.

- Detached Dormer Bungalow
- Three Double Bedrooms
- Bathroom & En-suite
- Driveway
- Gardens
- 2.99 Acres
- Stables
- EPC (EER) D 68



Offers in the region of £450,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

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SITUATION

Barnard Castle 6 miles, Darlington 11.5 miles, Richmond 12.5 Miles, Durham 22 miles, Newcastle 40 miles, A1(M) 15 miles. Please note all distances are approximate. The property is ideally situated for easy access to the local towns of Darlington, Richmond and Barnard Castle, whilst the cities of Newcastle, Durham, York and Leeds are within easy reach. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1 (M) are easily accessible, bringing many areas within commuting distance.

AMENITIES

Theatres at Darlington and Richmond. Horseracing at York, Sedgefield, Catterick, Ripon and Wetherby. Motor sport at Croft. Golf at Barnard Castle, Richmond, Darlington and Headlam. Teesdale and the Yorkshire Dales National Park providing picturesque landscape for outdoor activities.

DESCRIPTION

Situated within the popular village of Winston, Whitsend has an enviable position benefitting from a detached position and 2.99 acres in total. The property is an extremely well presented three bedroomed detached dormer bungalow complemented with a well proportioned living room with a high ceiling and overlooked from the mezzanine landing. The immaculate breakfast kitchen has been extended to incorporate additional dining and living space. There is also a separate dining room which could be utilised as a fourth bedroom if required. There are two ground floor bedrooms and a master bedroom to the first floor which has an en-suite and walk-in storage. Externally, the property offers front and rear gardens and access to stables, paddocks and storage areas.

ACCOMMODATION

HALLWAY

Recessed UPVC part glazed door with glazed side panels leads into the entrance hallway having Karndean hardwood effect flooring and solid oak doors leading off to the ground floor rooms.

LIVING ROOM 4.17m x 5.97m (13'8" x 19'7")

Double oak doors lead to the living room with steps down into the splendid living space which is rich in character including wooden panelled ceiling, exposed stone chimney breast with recessed brick inglenook on stone hearth housing a cast iron solid fuel burner, two picture windows to the south elevation and turn staircase leading to the mezzanine landing which overlooks the ground floor living room.



DINING KITCHEN

Kitchen area 2.96m x 5.54m (9'9" x 18'2"). Dining area 2.31m x 5.07m (7'7" x 16'8"). An extended open plan space giving generous proportions and ease of access to the rear of the property. The kitchen comprises an excellent range of solid oak fronted floor and wall mounted units

incorporating glazed display cabinets, wine rack, integrated dishwasher, integrated fridge freezer, Rangemaster Cuisine double oven with electric hob and tiled surrounds, Franke composite one and a half bowl sink unit with mixer tap, marble effect working surfaces and Karndean tiled flooring. The kitchen opens into the dining area which has French door access to the exterior, a pitched roof with ceiling spot lights and three Velux windows.



DINING ROOM 3.48m x 3.26m (11'5" x 10'8")

A formal dining area, with an aspect to the rear of the property. A door leads off to bedroom three.



UTILITY ROOM

With space and plumbing for a washing machine, space for a drier, access to boiler, wall mounted units, contoured work surface and door to exterior.

BEDROOM TWO 4.16m x 3.66m (13'8" x 12'0")

To the front of the property with a good range of fitted wardrobes, coving to ceiling, ceiling lights and double glazed window to the front.



BEDROOM THREE 4.57m x 2.33m (15'0" x 7'8")

With aspect to the front and coving.



BATHROOM 1.91m x 3.33m (6'3" x 10'11")

Of excellent specification comprising a Jacuzzi bath, separate Quadrant shower with body jets, concealed cistern WC, wash hand basin with adjoining floor and wall units, under lit pelmet, chrome ladder wall mounted towel rail, fully tiled walls and tiled flooring with underfloor heating.



FIRST FLOOR

A mezzanine landing which offers a study area with walk in storage. A door leads off to bedroom one.

BEDROOM ONE 6.20m x 6.18m (20'4" x 20'3")

Generous space with Velux windows to the front and rear aspect.



EN-SUITE

With mains valve step in shower, WC, pedestal wash hand basin, fully tiled walls and tiled flooring.

EXTERNALLY

The property is accessed via two drives, one to the front of the property off the village road and the second from the A67 accessing the rear of the property and the paddocks.

DRIVEWAY & FRONT GARDEN

There is front garden area with block paved driveway, stone walls to the boundary and a gated access leading to the rear.

REAR GARDEN

The rear garden is stone flagged with stone walls adding privacy to three sides.

YARD & STABLES

There is a gated holding area with a stone built stable block under a pan tiled roof. There are two stables which measure in turn 3.5 x 3.65m and 3.5 x 3.54m. There is also a tack room with secure door and lean-to hay store. The hard standing to the front leads to further block paved and gravelled area suitable for storage of a horse box/trailer. There is an additional timber framed storage area with open fronted log store.



LAND

There are three paddocks off the A67, in all totalling 1.55 acres including the access and stables. Across the A67 there are two further paddocks with fenced boundaries which total 1.44 acres.

SERVICES

Mains water, electricity and drainage are connected. The property is heated via propane gas central heating.

TENURE

The property is believed to be sold Freehold with Vacant Possession upon completion.

LOCAL AUTHORITY

Durham County Council Tel: 03000 26 00 00.

COUNCIL TAX

For Council Tax purposes the property is banded E.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights are included within the sale as far as they are owned.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property enjoys vehicular access from the A67 to the land to the rear of the property. There is also roadside access from the A67 to the two fields sitting of the north side of the road.

BASIC PAYMENT SCHEME

The land is not registered for Basic Payment Scheme or any Environmental Stewardship Schemes.

VIEWINGS

Strictly by appointment with GSC Grays Barnard Castle. Tel: 01833 637000.

PARTICULARS

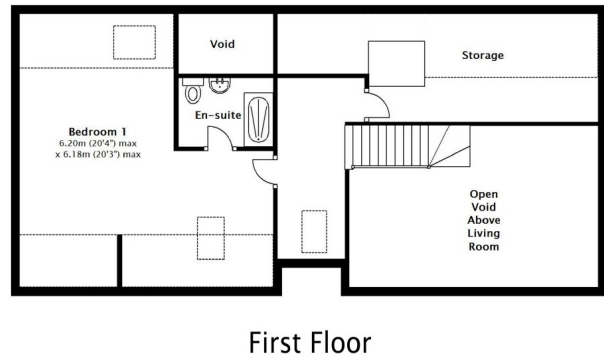
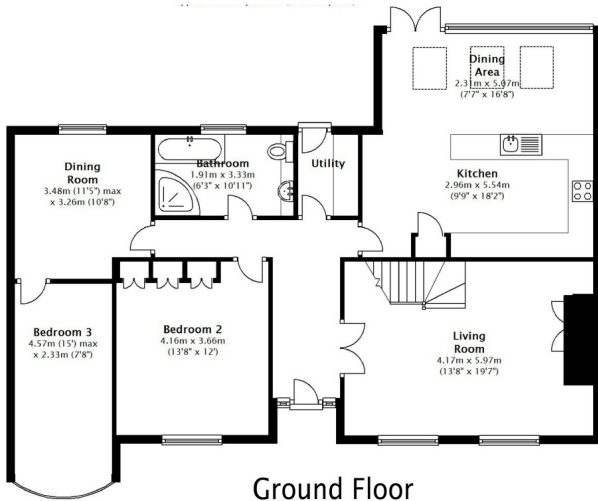
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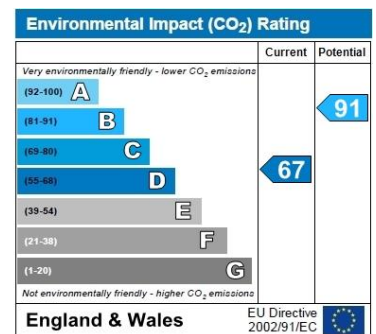
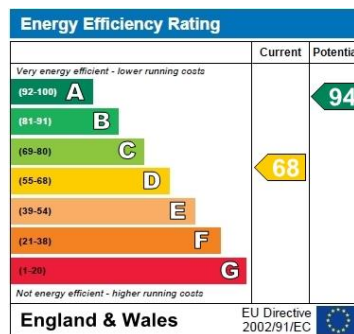
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