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NICK & GORDON
CARVER
RESIDENTIAL



Church View, Hamsterley, Bishop Auckland, DL13 3PT
Offers in the region of £170,000

ON ONWARD CHAIN

An unique opportunity to purchase an attractive stone built conversion which provides an abundance of charm and character, with a large ground floor combined living and dining area with a central wood burning stove. A single storey offshoot incorporates the kitchen and bathroom. There are two excellent double bedrooms to the first floor, one of which features an excellent range of fitted wardrobes. There is a paved courtyard garden to the front and off street parking for two motorcars. The village is well placed for anyone planning to travel to Bishop Auckland, Durham, Darlington and Barnard Caste.



GENERAL REMARKS

Oil Fired Central Heating to Radiators
Sealed Unit Double Glazing
Local Authority: Durham County
Council Tax Band: B

ENTRANCE PORCH

5'7" x 4'11" (1.7 x 1.5)

Glazed double doors opening to a glazed entrance porch with exposed timber floor, double glazed windows and door into combined living/dining room.

LIVING/DINING ROOM

30'2" x 13'9" (9.2 x 4.2)

The living area features a chimney breast which incorporates a wood burning stove on a raised brick hearth, window to the front, laminate floor covering and open access to the dining area with an attractive staircase with cast iron balusters providing access to first floor accommodation. Oak effect laminate floor and window to the front and side. A latch door provides access from the living room into the kitchen.

KITCHEN

13'9" x 6'7" (4.2 x 2)

A range of cream coloured Shaker style floor and wall mounted cupboards with drawers and work surfaces, a 1½ bowl sink unit with mixer tap, attractive tiled splashback and under unit lighting. Fridge, washing machine and electric cooker with a stainless steel back plate and extractor canopy. Window and door providing access to the rear yard and latch door to the bathroom.

BATH/SHOWER ROOM

8'6" x 6'11" (2.6 x 2.1)

A white coloured suite with corner bath, low flush WC, pedestal wash hand basin, double sized cubicle with shower unit, extractor fan.

FIRST FLOOR LANDING

Velux window providing views to the front of the property and latch doors providing access to two double bedrooms.

BEDROOM ONE

13'1" x 14'1" (4 x 4.3)

(NB measurement includes wardrobes)

An attractive double bedroom with far reaching views towards countryside from a Velux roof window, an attractive range of fitted wardrobes with overhead cupboards and exposed timber ceiling beams.

BEDROOM TWO

14'1" x 10'11" maximum (4.3 x 3.34 maximum)

A double bedroom again enjoying excellent far reaching views from a Velux roof window and exposed timber beams.

EXTERNALLY: FRONT GARDEN

An enclosed paved courtyard garden to the front of the house with an enclosed area screening the oil tank. A separate area provides off street parking for two motorcars.

