



VENTURE
PLATINUM

West End | Witton Le Wear



We are delighted to offer for sale this SUBSTANTIAL STONE BUILT DETACHED home which we understand to be constructed around 1795 with an ADDITIONAL PIECE OF LAND/GARDEN with a DETACHED GARAGE. The property is located in this PICTURESQUE VILLAGE of Witton le Wear providing easy commuting distance to Darlington, Durham City Centre, Bishop Auckland and Newcastle City Centre is approximately a 45 minute drive away. Situated on a SUBSTANTIAL PLOT with EXTENSIVE GARDENS to the front, large DOUBLE DETACHED GARAGE, good sized DRIVEWAY providing car parking for numerous vehicles. The additional piece of land/garden is over the main road with a detached garage. The sellers have installed a new Worcester Bosch condensing boiler in September 2018. This property must be viewed internally to be fully appreciate the overall size of the accommodation on offer. There is a virtual tour available for this property: <https://my.matterport.com/show/?m=DU7KWNZ3CNE>

GROUND FLOOR

Entrance Porch

Timber and glazed front entrance door and ample space for chairs and a table as required.

Entrance Hallway

Central heating radiator, staircase to the first floor and beamed ceiling

Through Lounge 8.51 x 4.27 (27'11" x 14'0")

With feature brick fireplace, inset log/coal fire, beamed ceiling, two double central heating radiators, tv point, UPVC double glazed bay window with wood panelled inset, UPVC double glazed window to the rear elevation, fitted alcove cupboards and book shelves

Inner Hallway

Beamed ceiling and access through to

Cloakroom/wc

Wc, corner wash hand basin, water heater and beamed ceiling

Study/Family Room 4.04 x 3.23 (13'03" x 10'07")

A very useful room which could be utilised in a variety of ways. Central heating radiator and access through to

Boiler Room 3.28 x 1.17 (10'09" x 3'10")

New free standing Worcester Bosch condensing oil boiler (fitted in September 2018), UPVC double glazed door to the front elevation, wash hand basin, beamed ceiling, and wall cupboard

Dining Room 5.00 x 4.01 (16'05" x 13'02")

UPVC double glazed bay window with wood panelled inset, central heating radiator, double central heating radiator, feature White fireplace with cast tiled inset and coal fire, double timber and glazed doors through to

Kitchen 3.96 x 3.28 (13'0" x 10'09")

Extensively fitted with a range of Cream wall and base units, laminated working surfaces over, inset single drainer sink unit with mixer taps, tiled walls, UPVC double glazed window to the rear elevation, integral appliances including electric oven, electric hob, glass fronted display cupboards, beamed ceiling, timber door to understairs cupboard. There is a free standing Aga which is currently used for cooking and domestic hot water.





Utility Room 5.11 x 1.70 (16'09" x 5'07")

A really good sized utility with a range of wall and base units, laminated working surfaces over, plumbing and space for washing machine, double central heating radiator, beamed ceiling and timber rear entrance door.

FIRST FLOOR





Landing

Beamed ceiling, spindle balustrade, UPVC double glazed window to the rear elevation, loft access and central heating radiator

Bedroom One 3.76 x 3.51 (12'04" x 11'06")

With fitted wardrobes to one full wall, UPVC double glazed window, central heating radiator, pedestal wash hand basin, loft access with ladder.

Bedroom Two 4.27 x 3.76 (14'0" x 12'04")

Double glazed window to the rear elevation, fitted wardrobes to one wall with wash hand basin and double central heating radiator



Bedroom Three 4.17 x 3.48 (13'08" x 11'05")

Double glazed window, fitted wardrobes with inset wash hand basin and central heating radiator

Bedroom Four 3.28 x 2.57 (10'09" x 8'05")

UPVC double glazed window, central heating radiator, fitted wardrobes housing circulating tank

Bathroom/wc

Re-fitted with a white suite including panelled bath with electric shower over, shower screen, wc, pedestal wash hand basin, tiling to half height, chrome radiator, karndene flooring, opaque UPVC double glazed window and laminated panelled ceiling. There is a walled cabinet with lighting and a shaver point.

Garage and Parking

To the side of the property there is a substantial tarmac paved driveway providing car parking for numerous vehicles, this leads to a double detached garage measuring 20'11 x 18'08 with two single up and over door, power, lighting and wall shelving.



Front and Side Gardens

Immediately to the front of the property there is a lovely paved patio area with steps to extensive gardens which are mainly laid to lawn with the most amazing panoramic views over open fields and countryside. The gardens include a lovely water feature, an array of fruit trees including apple, cherry, pear and plum. There is a recent timber detached summerhouse with decked patio area and spindle balustrade. The summer house measures 9'10 x 7'11 and has power and lighting. To the side of the property the garden are separated into various areas including japanese garden, cottage gardens, potted gardens, herb garden, gravelled area, mature trees, three stone built bunkers for coal, logs etc, as well as a stone built garden shed. From here there is a covered path to the rear of the property.

Garden/Land

Located to the other side of the property there is a large piece of land with a driveway and detached garage.





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GROUND FLOOR
APPROX. FLOOR
AREA 1260 SQ. FT.
(126.0 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA 856 SQ. FT.
(77.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 2116 SQ. FT. (197.7 SQ. M.)

These plans are prepared for information only and should not be relied upon for any specific purpose. The plans are for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
Homes and Mortgage Solutions

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.