



## I CHAPELSIDE MEADOWS

HAMSTERLEY, COUNTY DURHAM, DL13 3RG

A spacious five bedroom detached family home situated in the heart of the highly sought after village of Hamsterley. This stone built property benefits from a South facing garden and countryside views to the rear. Internal viewing is highly recommended. EPC rating (EER) of D 64.

- Detached Family Home
- Village Location
- Five Bedrooms
- Three Receptions Rooms
- South Facing Rear Garden
- Double Garage
- No Onward Chain
- EPC D 64



## Offers in the region of £375,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

# I CHAPELSIDE MEADOWS

HAMSTERLEY, COUNTY DURHAM, DL13 3RG

## SITUATION & AMENITIES

Wolsingham 6 miles, Bishop Auckland 7 miles, Barnard Castle 12 miles, Durham 19 miles, Darlington 19 miles, Newcastle 32 miles. Please note all distances are approximate. State secondary school with sixth form at Wolsingham. Local private education in Durham and Barnard Castle. Theatres at Darlington and Durham. Golf at Bishop Auckland, Barnard Castle, Darlington and Durham. The plot is situated in the picturesque, rural village of Hamsterley, which sits in open countryside between scenic Weardale and Teesdale, yet is ideally situated for access to the rural towns of Wolsingham, Bishop Auckland and Barnard Castle, whilst the cities of Newcastle and Durham are within easy reach. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A1 (M) and A68 are easily accessible bringing many areas within commuting distance. Hamsterley is a well established, friendly rural community with primary school, popular public house and active Village Hall association. Hamsterley Forest is approximately a mile from the site and offers 2,000 hectares of walks, bridleways and cycling tracks ideal for those who enjoy outdoor activities. Also within easy reach are scenic Weardale and Teesdale providing picturesque landscapes for walking and further recreational activities.

## DESCRIPTION

A five bedroom detached family home situated in the heart of the highly sought after village of Hamsterley. This deceptively spacious stone built property benefits from a South facing garden and countryside views to the rear. The accommodation comprises an entrance hall, cloakroom/w.c., study plus a further two reception rooms, breakfast kitchen, utility room, first floor landing, five bedrooms, two en suites and a house bathroom. Externally there is an open plan front garden, an enclosed rear garden, off street parking for two vehicles and double garage.

### ENTRANCE HALL

With double glazed entrance hall to front elevation, coving to ceiling, staircase to first floor, under stairs storage cupboard, radiator and doors to:

### CLOAKROOM/WC

Including a low level w.c., wash hand basin, double glazed window to side elevation and radiator.

### STUDY

With double glazed window to side elevation, coving to ceiling and radiator.

### RECEPTION ROOM ONE

With double glazed patio doors to rear elevation, coving to ceiling, fireplace with inset living flame gas fire, glazed panelled doors to dining room and radiator.



### RECEPTION ROOM TWO

With double glazed window to front elevation, coving to ceiling, door to entrance hall and radiator.



### BREAKFAST KITCHEN

Including a matching range of wall and base units incorporating rolled edge work surfaces with single bowl sink unit, built-in electric double oven, electric hob, extractor hood, integrated fridge, integrated dishwasher, tiled splashback, coving to ceiling, radiator, double glazed windows to side and rear elevations.



### UTILITY ROOM

With double glazed door to side elevation, built-in cloaks cupboard, matching base unit incorporating sink unit, space for washing machine, space for dryer, space for fridge freezer, coving to ceiling and radiator.

### FIRST FLOOR LANDING

With access to loft space, radiator and doors to:

### BEDROOM

With double glazed window to rear elevation, fitted wardrobes, coving to ceiling and radiator.





#### EN SUITE SHOWER ROOM

Including a step-in shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, radiator and double glazed window to side elevation.

#### BEDROOM

With double glazed window to front elevation, built-in storage cupboard, coving to ceiling, door to shower room and radiator.



#### ENSUITE

Including a pedestal wash hand basin, low level w.c., storage cupboard, radiator and double glazed window.

#### BEDROOM

With double glazed window to rear elevation, coving to ceiling and radiator.



#### BEDROOM

With double glazed window to side elevation, fitted wardrobe, coving to ceiling and radiator.

#### BEDROOM

With dual aspect double glazed windows to front and side elevations, coving to ceiling and two radiators. This room is currently utilised as a first floor sitting room.



#### HOUSE BATHROOM

Comprising a panelled bath, step-in shower cubicle, pedestal wash hand basin, low level w.c, bidet, radiator, part tiled walls and double glazed window to side elevation.

#### EXTERNALLY

#### FRONT GARDEN

With open plan front garden mainly laid to lawn.

#### REAR GARDEN

Enclosed rear garden with walled and fenced boundaries, mainly laid to lawn with block paved patio area, garden shed, side access gate and oil storage tank.



#### DRIVEWAY

Block paved area providing off street parking for two vehicles.

#### DOUBLE GARAGE

With double timber doors, power, light, door to rear garden and central heating boiler.

#### SERVICES

Mains electricity, drainage and water. Oil fired central heating.

#### VIEWINGS

Strictly by appointment only via the Agents GSC Grays Tel: 01833 637000.

#### TENURE

The property is believed to be offered Freehold with Vacant Possession upon Completion.

#### LOCAL AUTHORITY

Durham County Council Tel: 03000 26 00 00.

#### COUNCIL TAX BAND

For Council Tax purposes the property is banded F.

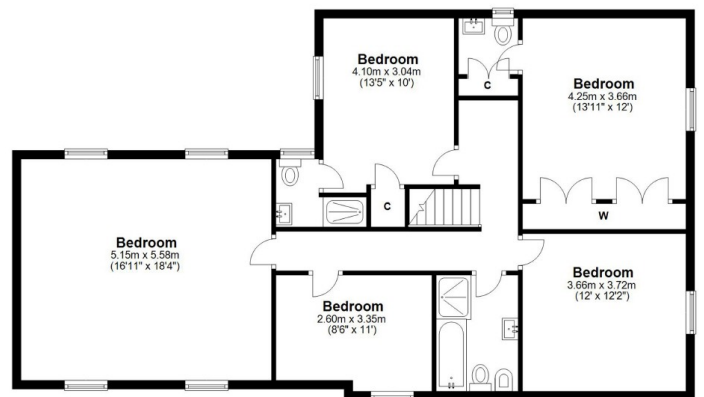
#### PARTICULARS

Details and photographs taken April 2019.

## 1 Chapelside Meadows Hamsterley

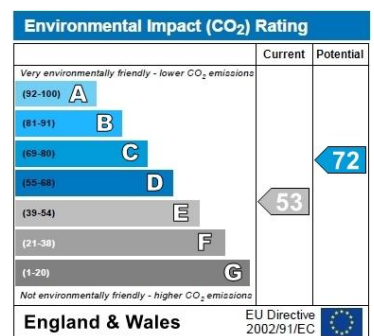
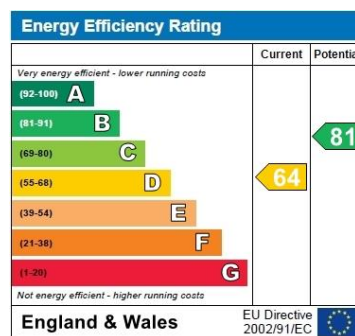


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



### Disclaimer Notice: PLEASE READ:

GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract. 2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order. Please discuss with us any aspects that are important to you prior to travelling to the view the property.



See all our properties at  
