



Stuart Edwards
ESTATE AGENTS

LITTLEBURN FARM, LANGLEY MOOR, DURHAM, DH7 8HL
FOR SALE £599,000

DURHAMS MOST EXPERIENCED PROPERTY PROFESSIONALS





FULL DESCRIPTION

Littleburn Farm house is a substantial Grade II listed detached residency of great character and charm, owned by the same family for over 77 years.

Occupying a semi rural location extending to approximately 1 acre surrounded by Durham City Golf Club.

This magnificent home provides spacious family accommodation, the ground floor can be found via a welcoming entrance hallway which features a turned staircase. A large sitting room benefitting from a period marble fire place and open fire. While the dining room has a "found" recessed stone fireplace. There are two kitchen areas, one with an oil fired Aga which heats the water and a second with a boiler for central heating. A pantry/cold store area completes the ground floor.

On the first floor, 18th century oak panelling is featured in the master bedroom, passage and second bedroom (currently being used as a study).

There is also a bathroom, a sitting room area, a further bedroom and shower room. In addition, there are two large attic bedrooms complete with a middle attic WC which could also be used as a dressing room. Many of the bedrooms feature original period fireplaces and exposed beams.



Additionally the property has the added benefits of an extensive 17 Century barn/garage with pantile roofing, currently being used as a garage and storage; a bothy, an integral stable, loose box and two stalls and separate coal store.

The property sits in formal gardens, with adjacent paddock area, ideal for keeping horses.

Langley Moor is located just over 3 miles from Durham City Centre and is well serviced with an wide range of local amenities, it also falls within the catchment area for good primary and secondary schools.

Truly a credit to its current to its current owners who fully renovated the property 25 years ago. From the moment you enter the quality of the accommodation on offer is immediately evident. Viewings are strongly recommended.

ENTRANCE HALLWAY

Entrance door with leaded glass, feature turned staircase and storage cupboard.

LOUNGE

17' 9" x 15' (5.41m x 4.57m) Period marble fireplace with open fire and radiator.

DINING ROOM

15' x 15' 3" (4.57m x 4.65m) Inglenook fireplace with cupboards to either side and double radiator.

KITCHEN 1

16' 3" x 15' 3" (4.95m x 4.65m) Belfast sink, hardwood worktops, tiled floor, plumbed for automatic washing machine, terracotta ceramic tiled flooring and tongue and grooved ceiling.

KITCHEN 2

16' 3" x 15' 3" (4.95m x 4.65m) Oil fired Aga cooker for hot water and cooking, tiled floor, granite worktop with inset sink and cupboard below, recessed downlights and tongue and grooved ceiling.

INNER HALLWAY

STORE

15' x 11' 3" (4.57m x 3.43m)

PANTRY/COLD STORE





WC

Wc, hand basin, tiled floor.

FIRST FLOOR

LANDING

18th Century oak panelled walls.

BEDROOM 1

17' x 15' 3" (5.18m x 4.65m) 18th Century oak panelled walls, period fireplace and alcove wardrobes.

BATHROOM

Freestanding roll top bath, pedestal hand basin, wc and radiator/towel rail.

BEDROOM 2/STUDY

15' 3" x 14' 9" (4.65m x 4.5m) 18th Century oak panelling, Period fireplace with cupboards either side, radiator, door to:

FIRST FLOOR SITTING ROOM/BEDROOM

16' x 15' 6" (4.88m x 4.72m) Radiator and built in cupboard.



SHOWER ROOM

14' 4" x 6' 9" (4.37m x 2.06m) Shower cubicle with mains fed shower, wash hand basin and radiator/towel rail.

BEDROOM 5

11' x 8' 6" (3.35m x 2.59m) Airing cupboard, built in cupboard, radiator.

SECOND FLOOR

HALF LANDING

Radiator.

LANDING

BEDROOM 3

19' x 15' 6" (5.79m x 4.72m) Exposed beams, and radiator.

BEDROOM 4

18' 4" x 15' 4" x 15' 6" (5.59m x 4.67m) Period fireplace, radiator and exposed beams.





WC/DRESSING ROOM

14' 6" x 10' 3" (4.42m x 3.12m) Wc, vanity hand basin with cupboard below, radiator and exposed beams.

BARN/GARAGE

49' 6" x 19' (15.09m x 5.79m) Staircase to first floor Bothy 31' x 15'9" used for storage, pantile roof.

STABLES

25' 6" x 15' (7.77m x 4.57m) With loose box and two stalls.

AGENTS NOTE

The property has oil fired central heating and a septic tank.

TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

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Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.



FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ADVICE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

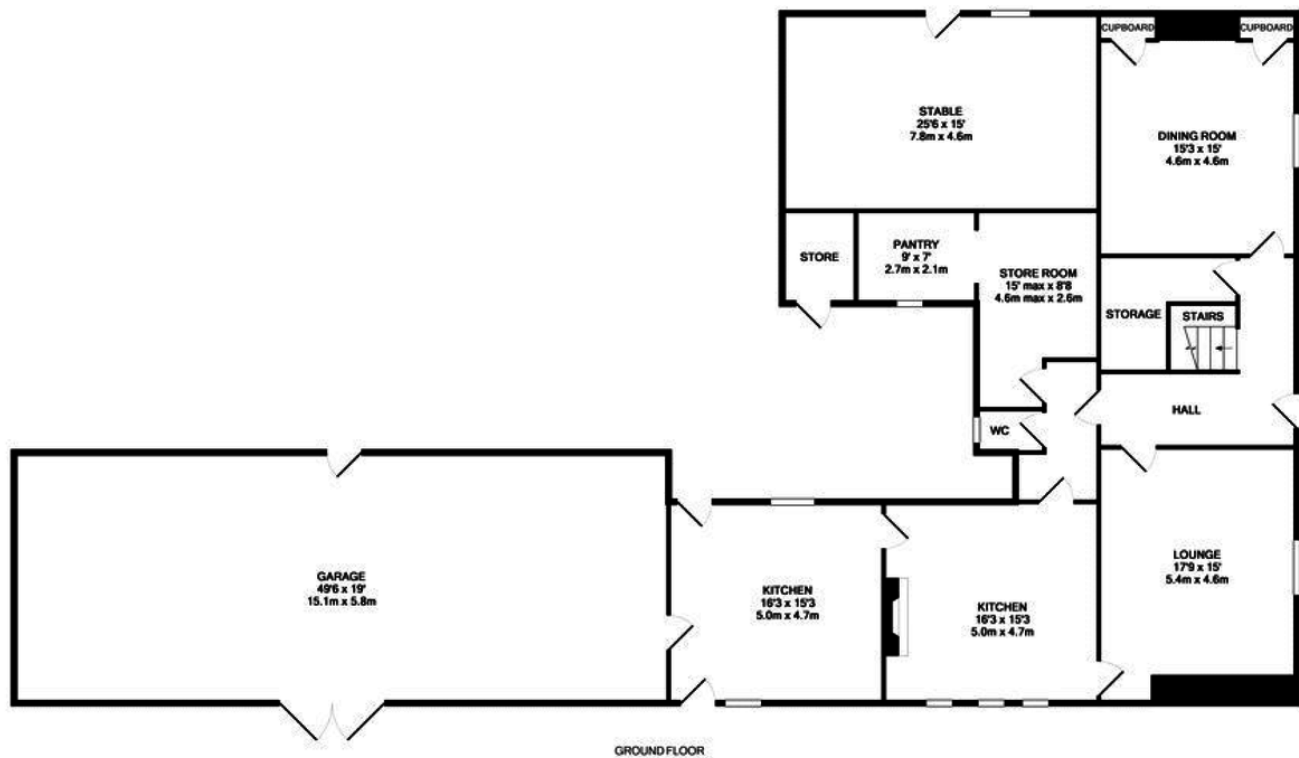
Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.





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