



VENTURE
PLATINUM



A TRULY OUTSTANDING THREE BEDROOM DETACHED HOME some parts dating back to approximately 1750 situated in this BEAUTIFUL AREA OF WEARDALE. The property STANDS IN 0.401 ACRES of gardens. With a versatile layout this property is set over two floors and the accommodation is split level having an extensive layout to accommodate a variety of buyers. With THREE RECEPTION ROOMS. KITCHEN, CLOAKS W/C, UTILITY ROOM, one BEDROOM to ground floor with EN SUITE and FURTHER TWO BEDROOMS TO FIRST FLOOR again the second bedroom having EN SUITE. Externally the property sits in extensive private mature gardens measuring approximately 0.401 acres. There is a stone built GARAGE accessed from the main road and off road parking area. To the front of the property is a well stocked garden also laid to lawn, to the side is a patio/seating area. Whilst to the front are two large gardens the first part of the garden is beautifully set out having garden pond, mature trees and shrubs making it incredibly private. Further is another garden/PADDOCK, (Suitable to build a further dwelling subject to the relevant planning permissions being obtained) laid to lawn with carport, large garden pond and has separate access from the main road.

FIRST FLOOR

Entrance Vestibule

Via composite entrance door leading into hallway.

Cloakroom/wc

Wc, wash hand basin and uPVC double glazed sash window to the front elevation

Hallway

Having storage cupboard and loft hatch.

Bedroom Two 3.66m x 2.74m (12'00 x 9'00)

With laminate wood flooring, double central heating radiator and uPVC double glazed window to side.

En-Suite Bathroom

Fitted with a four piece suite comprising of panelled bath with mixer tap over, fitted shower cubicle having electric shower over, w/c wash hand basin, tiled splash backs and extractor fan.

Living Room 11.46m x 4.60m (37'07 x 15'01)

A fantastic family space having large feature fireplace with stone hearth and open working fire, six uPVC double glazed sash windows overlooking the front garden, and a feature staircase leading to ground floor.

Bedroom One 5.74m x 4.11m (18'10 x 13'06)

With dual aspect uPVC double glazed windows to front and walk in bay to side, feature fireplace and double Central heating radiator.

GROUND FLOOR

Having a staircase leading from the living room to the ground floor.

Dining Room 5.08m x 4.57m (16'08 x 15'00)

Having feature stone flooring, beamed ceiling, and Upvc double glazed sash window to side.





Drawing Room 5.18m x 4.60m (17'00 x 15'01)

Again with feature stone flooring, beamed ceiling, feature fireplace with multi burning stove and uPVC double glazed sash window to front.

Entrance Vestibule





Kitchen/Breakfast Room 4.62m x 4.57m (15'02 x 15'00)

Fitted with a country style kitchen with wall and base units having work surface over, fitted Rayburn cooking range, stainless steel sink unit, double electric oven and separate electric hob, feature beams to ceiling, tiled splash backs, and uPVC double glazed windows to rear.

Utility Room

Fitted with wall and base units having work surface over, plumbing for washing machine, space for fridge freezer, stainless steel sink unit stone flooring and uPVC double glazed window to side.

Rear Hallway

With stone flooring, larder storage cupboard and composite rear entrance door.



Bedroom Three 4.72m x 4.29m (15'06 x 14'01)

Having feature original Alston Range oven, stone flooring and uPVC double glazed window to front.

En-Suite Shower Room

Fitted with a corner shower cubicle having electric shower, w/c, wash hand basin and stone flooring.

Externally

Externally the property sits in extensive private mature gardens measuring approximately 0.401 ACRES There is a stone built garage accessed from the main road with storage area below and off road parking area. To the front of the property is a well stocked garden also laid to lawn and paving, to the side is a barbecue area and patio/seating area. Whilst to the front are two large garden areas the first part of the garden is beautifully set out having garden pond and mature trees and shrubs making an incredibly private garden.



Additionally there is another garden/paddock (large enough to build a further dwelling subject to the relevant planning permissions being obtained) laid to lawn with carport, large garden pond and has separate access from the main road.





| Ireshopeburn



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.