



FINE & COUNTRY
Homes from Robinsons

MIDGEHOLME
MORDON | TS21 2EY

MIDGEHOLME

MORDON | TS21 2EY

Set within extensive stunning gardens, Midgeholme is an exceptional single storey-style property which is a haven of peace and tranquillity. It offers a true escape thanks to its privacy and the size of the plot on which it stands, yet the location in Mordon village is convenient for both the A1(M) and A19. Whilst it appears to be a bungalow, Midgeholme is in fact split level, with the living and bedroom accommodation neatly divided. However, the scale of the accommodation makes it extremely versatile in how the rooms are used, and there is scope for extending if required. A detached home that is characterised by space and light, it boasts four large double bedrooms, three reception rooms and two bathrooms. The lounge and dining areas are open plan and benefit from large picture windows that flood the space with natural light and also provide year-round uninterrupted views of the garden. A stove provides warmth and cosiness to the lounge in winter.

With potential to adapt, the rest of the living accommodation comprises the kitchen and a further room that would work as a study, playroom or snug, to the front with a picture window overlooking the village green. Karndean floor extends into the kitchen, which has a generous range of units and room for a small table.

To the other side of the central reception hallway and down steps to the lower level, there are two bedrooms, a family bathroom and separate WC to the front. A further double bedroom faces the rear garden along with the master suite which benefits from a picture window and an exceptional full-size en suite bathroom.











CONTINUED:

The piece de resistance of the property is the beautiful rear garden with its mature trees and shrubs, planted borders, lawn and a stream pumped into an ornamental pond.

Immediately outside the house are patios from which to sit and enjoy the garden, a summer house and, for active gardeners, a ready-made vegetable plot. Additional land is available by separate negotiation should this be of interest.

The property has a double garage and ample parking space to the front with a brick wall providing a boundary to the lower lawn.

AGENTS NOTES:

- County Council Band: F
- EER: E5 I
- Oil Fired Central Heating Via Radiators
- Fully Double Glazed Throughout
- Mains Drainage

LOCATION:

Midgeholme lies at the heart of Mordon, which is just a few short miles to Sedgefield with its services, shops, cafes, pubs and schools.

Mordon is a small picturesque village located 1.5 miles East of the A1(M) reached from junction 60 (Sedgefield half course) and convenient for Durham, Darlington, Newcastle Stockton On Tees and Middlesbrough. The village sits 3 miles South West of Sedgefield.

A bus runs daily to the Sedgefield state schools, with transport also provided by Yarm School (independent school of N E) 14 miles away & by Red House, Norton 6.5 miles away.

VIEWINGS:

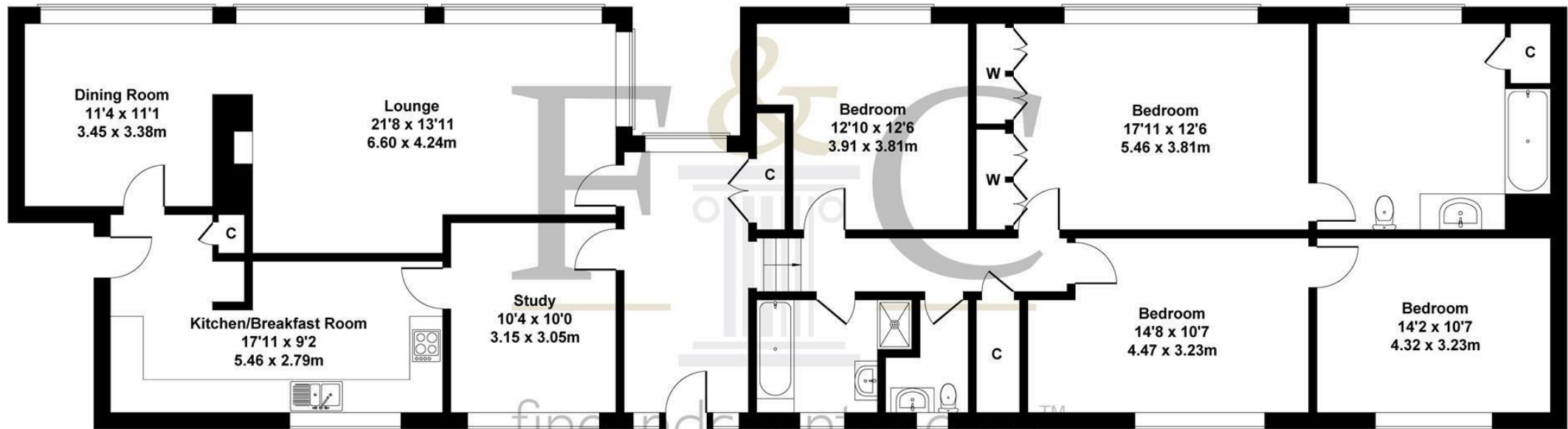
Via Fine and Country, Wynyard

Tel: 01740 645444

E mail: info@wynyardfineandcountry.co.uk

Midgeholme

Approximate Gross Internal Area
1950 sq ft - 181 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



Tel: 0191 384 2277

Fine & Country Durham City Regional Office

19a Old Elvet, Durham City DH1 3HL

info@durhamfineandcountry.co.uk

Tel: 0174 064 5444

Fine & Country Wynyard

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

info@wynyardfineandcountry.co.uk

fineandcountry.com