



EPC Rating D



Pikestone, Redford, Hamsterley Forest

OIRO £400,000

A unique opportunity to purchase this beautiful four bedroom detached bungalow set in the heart of Hamsterley Forest, with outstanding views all round, approximately 3 miles from Hamsterley village itself. The property is situated in Redford which is the heart of Hamsterley Forest, County Durham's largest forest, which offers a rich abundance of wildlife such as birds, squirrels and deer. The property itself is set on a secluded private road with no public access. The location is unique and properties rarely come up for sale in the location, given this viewing's are highly recommended to avoid disappointment. Take in the forests 2000 hectare surroundings of endless footpaths, cycling tracks and bridle ways, whilst enjoying the beautiful rural countryside in all directions. The property also has full planning permission for a dormer conversion with balcony, this application can be viewed using the planning reference DM/17/01999/FPA.

BUNGALOW

The property benefits from gas central heating and is full double glazing and briefly comprises:

GROUND FLOOR

Entrance from rear side door:

Porch/Entrance Hall

UPVC entrance door, two side windows, tiled flooring and two central heating radiators.

Kitchen/ Dining Room

3.7m x 3.9m
Recently fitted with a range of modern white gloss wall and base units with butcher block oak work surfaces over, Belfast sink and mixer tap inset, quartz central island with built in electric hob, integrated electric double oven, space and plumbing for washing machine, ample space for large free standing fridge freezer, ceramic tiled walls, spotlights to ceiling and loft access, cupboard housing central heating boiler. Dining room off the kitchen with ample space for dining table and chairs, bi-folding UPVC doors opening fully to rear garden, central heating radiator, fittings and bracket for a wall mounted tv, spotlights and coving. Views overlooking the fells and forest.

Central Hallway

Leading to all ground floor rooms, central heating radiator, coving and spotlights.

Bedroom 4

3.98m x 2.66m
Central heating radiator , wood laminate flooring, window and coving.

Bedroom 3

3m x 2.6m
Double ground floor bedroom with central heating radiator and double UPVC doors leading to a paved terrace with beautiful views over the garden and surrounding forest.

Family Bathroom

Fitted with a white suite comprising, panelled bath, pedestal wash hand basin, W/C, Separate shower cubical with electric shower, fully tiled walls and central heating radiator.

Bedroom 2

3.65m x 3.02m
Double room with central heating radiator and views over an enclosed courtyard.

Lounge/Dining Room

6.75m x 3.91m
Spacious family room, with brick built inglenook fireplace with multi fuel stove inset, stone flagged hearth and timber mantel, 3mm veneered Oak floor, 2 central heating radiators, stairs to first floor and dual aspect double doors, from dining room leading outside to the court yard and from the lounge leading into the conservatory.



Detached Bungalow



4 Bed



2 Receptions



2 Bathroom



Gas & Solid Fuel



Off Road Parking, Garage/Workshop

Crook Office

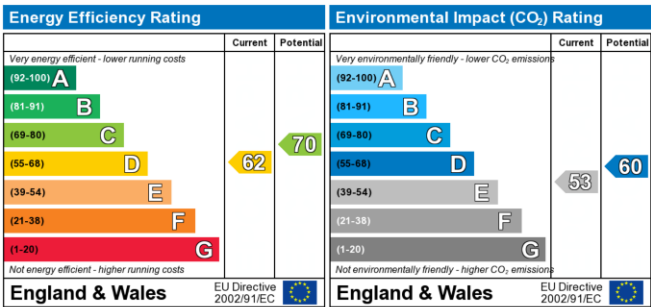
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Conservatory

3.86m x 3.81m

Spacious addition to the property. UPVC windows and roof with low level walls and double UPVC doors leading to a paved terrace and garden.

FIRST FLOOR**Master Bedroom 1**

6.22m x 3.09m

Spacious bedroom with pitched ceilings, central heating radiator and sky light. Large walk in wardrobe.

En-suite Bathroom

Modern free-standing bath with chrome legs and mixer tap, pedestal wash hand basin, W/C, part painted timber panelled walls, wood flooring, under eaves storage cupboard sky light window. Colour changing lights to the alcoves.

EXTERNAL

The property is set in approximately 1/3 acre south facing site with well-maintained surrounding gardens laid mainly to lawn with mature flower borders, trees and shrubs. With two gated entrances and a sweeping drive leading to a large gravelled parking area alongside the garage/workshop there is ample parking for all your family's needs. The property also benefits from a raised paved terraced accessible from both the conservatory and the study/bedroom 4. There is also a lower patio area and to the front of the property is a private enclosed block paved courtyard with brick arch ways leading to both side entrances of the property.

Detached Double Garage/Workshop

7.23m x 5.9m (23'8 x 19'4)

Large detached double garage/workshop with two large steel doors and separate side door access. The garage has a large loft storage area, power and lighting and by obtaining the correct planning permissions from the relevant authority (Durham County Council) could make detached annexe or holiday home.

SERVICES

Mains electricity, spring water, septic tank and storage gas central heating.

TENURE

We have been verbally informed by the vendor that the property is Freehold

COUNCIL TAX

Council Tax Band B

VIEWINGS

Strictly by appointment only through the selling agent.





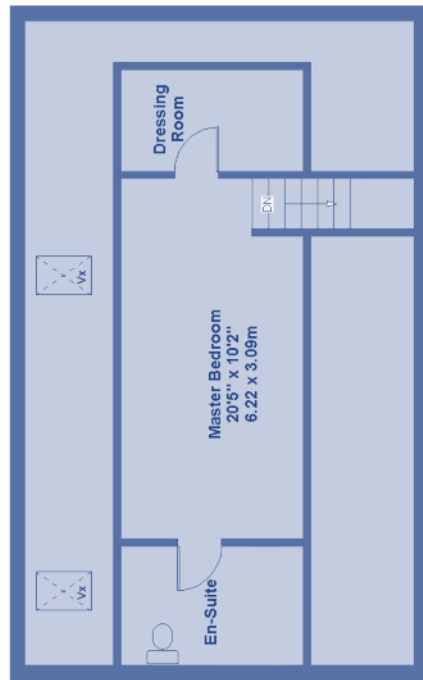








GROUND FLOOR



FIRST FLOOR

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.

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