



Alum Waters, New Brancepeth, DH7 7JL
4 Bed - House - Detached
£749,950

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Alum Waters New Brancepeth, DH7 7JL

Bolton Farm is a unique and highly desirable 3/4 bedroom property full of rustic character yet also a fabulous modern home with an indoor swimming pool. It is a home that offers everything. Standing on approximately 2 acres, the original barn on the plot has been transformed into a luxury, stone-built home offering substantial accommodation, and living space that makes the most of the lovely surrounding landscape and far-reaching views.

Beautifully presented with great kerb appeal, the property is set back off the road behind an attractive stone wall and approached through electric gates onto a block paved drive. There is plenty of off-road parking, turnaround space, and double detached garage. In addition to the extremely well maintained outdoor space, the property comes with stables, outhouses and an excellent fenced paddock.

The cleverly designed layout inside ensures the principal reception rooms are focused on the private, south-facing garden. Leading off the entrance hall, the breakfasting kitchen with its walk-in larder offers a wonderful welcome with beams, exposed brickwork, a tiled floor, and fitted oak units. Beyond here is a good size utility room and a unique, circular office, playroom, or music room with French doors. Next comes the equally superb, curved dining room, which is filled with natural light from its four windows. The exceptional, triple aspect lounge offers access to the garden on two sides. The swimming pool is the piece de resistance with a surrounding relaxation area and French doors leading out to a second terrace. A further ground floor room is currently used as a family room and could work equally well as a fourth bedroom.

A grand staircase leads to a spacious galleried landing with double height ceiling and the three double bedrooms all with attractive en-suites and nice outlook from several windows which flow with ample natural light. Early viewing comes highly advised to avoid missing out on this wonderful and rare opportunity











GROUND FLOOR

Entrance Hallway

Inner Hallway

Lounge

27'3 x 21 (8.31m x 6.40m)

Swimming Pool Room

36 x 21'2 (10.97m x 6.45m)

Dining Room

21'3 x 11'10 (6.48m x 3.61m)

Sitting Room / Fourth Bedroom

17'3 x 14'10 (5.26m x 4.52m)

Downstairs WC

Kitchen

19'3 x 13'9 (5.87m x 4.19m)

Larder

Study

12'4 x 11'10 (3.76m x 3.61m)

Utility Room

Plant Room

FIRST FLOOR

Landing

Second Landing Area

Master Bedroom

20'11 x 16'5 max (6.38m x 5.00m max)

En-Suite

Bedroom

15'2 x 11'10 (4.62m x 3.61m)

En-Suite

Bedroom

15'1 x 11'7 (4.60m x 3.53m)

En-Suite

EXTERNALLY

Garage

21 x 17'11 (6.40m x 5.46m)

Kennel

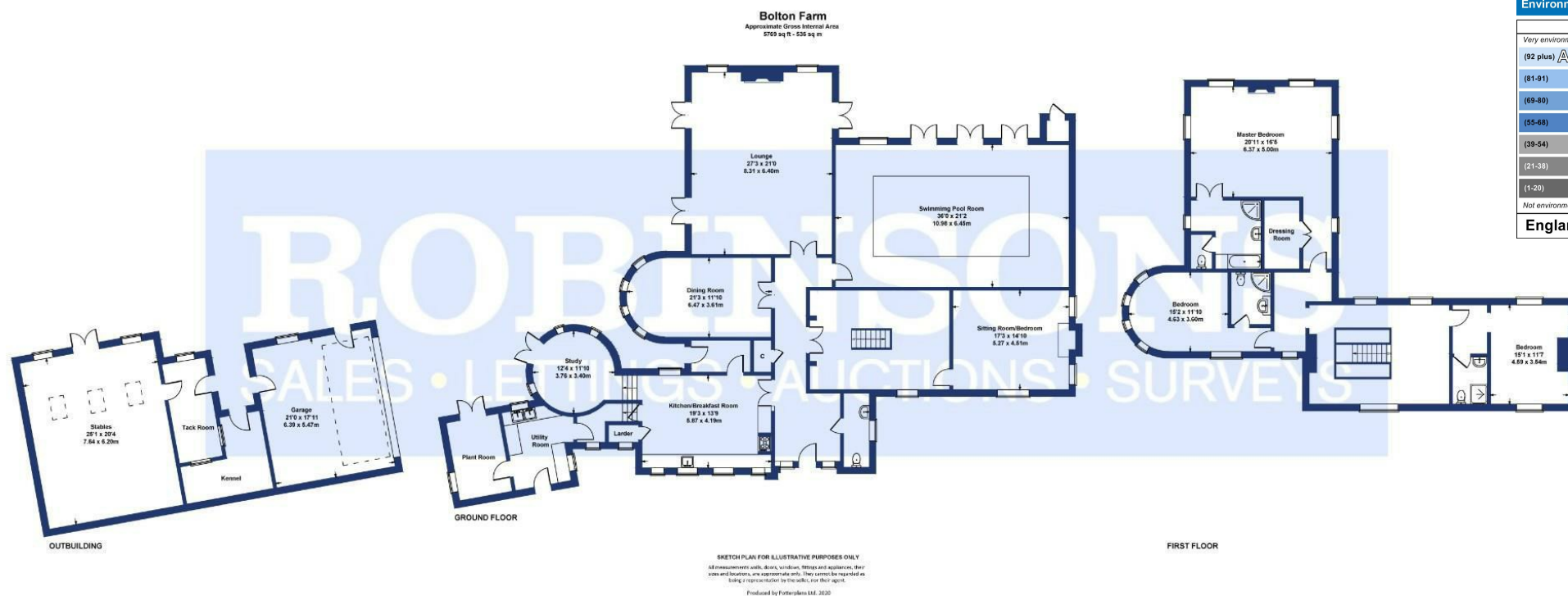
Tack Room

Stables

25'1 x 20'4 (7.65m x 6.20m)

Council Tax Band B - Approx. £1611 PA

Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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