



# BLADES MEADOWS

Escomb, Bishop Auckland, County Durham



# BLADES MEADOWS

17 DUNELM CHARE, ESCOMB, BISHOP AUCKLAND  
COUNTY DURHAM, DL14 7SZ

A SUBSTANTIAL, IMMACULATELY PRESENTED AND WELL-PROPORTIONED FIVE BEDROOM FAMILY HOME LOCATED IN A SEMI-RURAL SETTING WITH THREE GRASSED FIELDS, SIZEABLE SINGLE STOREY BRICK BUILT BYRE, VARIETY OF OUTHouses, DOUBLE GARAGE, GRAVELLED DRIVEWAY AND A LAWNED GARDEN. IN ALL, THE TOTAL PLOT SIZE IS APPROXIMATELY 11.9 ACRES. BLADES MEADOWS IS AN OPPORTUNITY WHICH IS RARE TO THE MARKET.

## Accommodation

Entrance Vestibule • Large Entrance Hall • Spacious Living Room leading into the Conservatory • Kitchen/Dining Room • Utility Room • Ground Floor Shower Room Games Room/Study • Ground Floor Bedroom • WC/Cloakroom • Light and Airy First Floor Landing • Four Double Bedrooms (Two En-suite) • Bathroom

## Externally

Gravelled Drive • Double Garage • Lawned Garden • Single Storey Brick Byre Range of Outhouses • Three Grassed Fields



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Colburn  
Tel: 01748 897610

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Tel: 01969 600120

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Tel: 01347 837100

Stokesley  
Tel: 01642 710742





### Situation & Amenities

Located in the semi rural village of Escomb, on the outskirts of Bishop Auckland providing easy access to a range of amenities, including a variety of supermarkets, retail stores, restaurants and schooling facilities. Bishop Auckland 2.3 miles, Barnard Castle 14 miles, Darlington 14miles, Durham 15 miles. Please note all distances are approximate.

### Ground Floor Accommodation

The property is entered into spacious hall with the staircase being the main focal point. Oak flooring runs throughout the hallway and doors lead off to the principal ground floor rooms from here. The living room is extremely bright and spacious with large double glazed windows to dual aspects, glazed doors opening into a conservatory, beautiful oak flooring stretching the full length of the room and a gas fire with marble surround. The conservatory overlooks the garden and has doors opening to the exterior, along with tiled flooring.

The dining kitchen is a pleasantly sized room with a variety of solid oak fitted wall and base units with granite work surfaces, Belfast sink with carved draining area, double glazed windows to dual aspects, space for a range style cooker and American fridge freezer, along with an integrated extractor hood and dishwasher. There is tiled flooring and space for a dining table and chairs.





Leading off is the utility room with fitted wall and base units matching the style of the kitchen with contrasting work surfaces, tiled splashbacks, Belfast sink and space for a washing machine. Accessed from the utility room is a ground floor shower room and boiler room.

To the rear of the main central hall is a study/games room with double doors opening to the exterior, two double glazed windows, oak flooring and door giving access to a ground floor double bedroom. The double bedroom is flooded with natural light through its large double glazed window and also has oak flooring. The study/games room/bedroom

area at ground floor level creates potential for self contained accommodation, subject to some alterations.

To conclude the ground floor accommodation there is a WC/cloakroom accessed off the main hall.

#### First Floor Accommodation

There is an extremely large first floor landing with double glazed window providing an outlook over the garden and land beyond. There is an attic hatch with drop down ladder accessing the spacious attic room, along with doors leading off to the accommodation. There is a second loft which is accessed from one of the bedrooms.



Blades Meadows has two spacious en-suite bedrooms. The first has a variety of fitted wardrobes, a double glazed window overlooking the garden and countryside beyond and an en-suite shower room comprising of a step in shower cubicle, pedestal wash hand basin, WC and bidet. The second en-suite bedroom, again has a variety of fitted wardrobes, double glazed window to the main aspect and an en-suite bathroom offering a freestanding roll top bath, pedestal wash hand basin, WC and bidet.

There are a final two double bedrooms, both with fitted wardrobes and a double glazed window.

To conclude the accommodation at first floor level, is the house bathroom which is spacious and enjoys a freestanding roll top bath, pedestal wash hand basin, WC, bidet and walk in cupboard.

#### Externally

To the West aspect of the house, there is a brick built single storey byre with its original stalls. There are two stable style doors giving access to two areas (area one measures approximately 4.41m x 9.58m). The second stable door opens to two loose box stables, one of which measures 4.07m (max) x 4.29m (max). The second loose box measures approximately 4.34m (max) x 4.29m (max). Immediately outside of the byre is a concrete hard standing yard.



There is a large gravelled driveway providing ample off street parking and giving access to the double garage (4.61m x 9.51m), with two up and over electric doors, personnel side door and power supply and lighting. There is a water tap attached to the side of the garage, as well as the house.

The main aspect of the property overlooks the enclosed lawned garden with mature trees and shrubs. The pear trees will not be included in the sale.

There are a variety of outbuildings along the side of the access to the land. The total plot size extends to approximately 11.9 acres to include three grassed fields to the East of the house.



Mains water is not connected to the fields. The land is not registered for the Basic Payment Scheme, any Environment Stewardship Scheme or Woodland Grant Scheme.

#### Services

Mains electricity, water and gas are connected. Gas fired central heating. Foul drainage is to a sewage treatment plant and surface water drains to a soakaway.

#### Tenure, Local Authority & Council Tax

The property is believed to be offered freehold with vacant possession upon completion. Durham County Council. For Council Tax purposes, the property is banded F.





Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating: Current G, Potential B</p> <p>Environmental (CO<sub>2</sub>) Impact Rating: Current E, Potential C</p>			

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3ality Ltd

## Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

## Wayleaves, Easements & Rights of Way

Blades Meadows is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not. A footpath runs along the most Eastern boundary at the edge of the River Wear.

## Viewings

Strictly via appointment only with the Agents GSC Grays.

### DISCLAIMER NOTICE:

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Particulars written: February 2020

Photographs taken: February 2020

