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The Farm House

High Woodside Farm, Consett



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £450,000



The Farm House, High Woodside Farm Consett, Durham DH8 7TG

SITUATION AND DESCRIPTION

A charming three bedroom 18th century Farmhouse, with a one bedroom single storey annexe ideal as a granny annexe, studio/home office or holiday cottage. The Farmhouse has excellent refurbished accommodation over two floors, with attractive mature gardens to the front and rear, and a large driveway and parking area. The superb family home, ideal for equestrian use, is one of eight individual dwellings in the farm steading, surrounded by stunning open fields and countryside. The property has 10 acres of land/paddocks to purchase or lease by separate negotiation.

The accommodation briefly comprises: vestibule, reception hallway, sitting room with wood burner, dining room, family room, impressive kitchen/breakfast room with integrated appliances, utility room, master bedroom, dressing room, luxury en-suite bathroom/wc, two further double bedrooms, two en-suite shower room/wc, mature gardens, long lane and driveway. No upward chain.

High Woodside Farm is well placed for easy access to Lanchester village, with local shops and amenities and schooling for all ages, as well as Consett, Durham and Newcastle upon Tyne.

Lanschester – 2.5 miles, Consett – 3 miles, Durham – 10.5 miles, Newcastle – 14 miles.

The property comprises:

ENTRANCE VESTIBULE

6'7 x 5'4 (2.01m x 1.63m)

The entrance vestibule has oak flooring, a barn style door to the front, a double glazed window to the side and glazed door to the hallway.

HALLWAY

The hallway has a beautiful oak staircase to the first floor bedroom accommodation, and is open plan to the principal sitting room with doors leading to the shower room/wc and family room. Within the hallway is an under stairs storage cupboard, inset spots to the ceiling, oak flooring, a radiator and step down from the hallway to the sitting room.

SITTING ROOM

17'3 x 13'4 (5.26m x 4.06m) minimum

A lovely principal reception room with a feature brick chimney breast with a cast iron wood burning, a continuation of the oak flooring, a double glazed window overlooking the front garden, inset spots to the ceiling, and a traditional style radiator.

DINING ROOM

17' x 12'9 (5.18m x 3.89m)

A large, formal dining room with feature brick chimney breast with a gas fire, double glazed window to the front overlooking the garden, inset spots and a traditional style radiator.

FAMILY ROOM

12'4 x 15'9 (3.76m x 4.80m)

A cosy third reception room with attractive wood panelling to the walls, two double glazed windows overlooking the rear garden and fields, inset spots to the ceiling and a radiator.

SHOWER ROOM/WC

6'1 x 8'1 (1.85m x 2.46m)

A useful ground floor shower room with a door giving access to the rear garden, curved shower cubicle off mains, close coupled wc and small wall mounted basin. There is a chrome ladder radiator and inset spots. Returning to the sitting room, there is a door leading to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

14'2 x 15'8 (4.32m x 4.78m)

An impressive family kitchen/breakfast room with open vaulted ceiling and excellent natural light from the two Velux windows to the roof and additional double glazed windows to the front and side elevations.

The kitchen is fitted with an extensive range of cream wall and base cabinets with granite worktops incorporating a Rayburn heating the hot water and a large, central island with a solid wood dining table, two refrigerated drawers and a wine cooler. Integrated appliances include; a double oven, microwave, coffee machine, dishwasher and a five ring gas hob with an extractor hood over. A door opens from the kitchen/breakfast room to the utility room.

UTILITY ROOM

19'8 x 6' (5.99m x 1.83m)

A generous utility room with a range of wall and base cabinets with granite work tops, and incorporating two pull-out larder units, an integral ironing board, plumbing for two washing machines, a stainless steel sink with drainer, inset spots and a radiator. There is an LPG boiler housed in a cabinet, a window to the rear and a barn style door to the side elevation leading to the terrace and garden.

FIRST FLOOR LANDING

The first floor landing has a continuation of the oak flooring, inset spots to the ceiling, a traditional style radiator and a window to the side. There is access, via a pull down ladder, to three loft/store rooms with potential for further development (subject to normal planning and building regulations).



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MASTER BEDROOM

14'8 x 12'2 (4.47m x 3.71m)

A generous master bedroom, with a double glazed window to the side elevation, giving fabulous views over the surrounding countryside, inset spots to the ceiling, and a radiator. A door leads to the en-suite bathroom and an archway opens to the dressing room.

DRESSING ROOM

9'7 x 4'7 (2.92m x 1.40m)

With inset spots to the ceiling

EN-SUITE BATHROOM

7'5 x 8'9 (2.26m x 2.67m)

A luxury en-suite bathroom fitted with a large double ended bath with hand held shower attachment, close coupled wc, and wash hand pedestal basin. The bathroom has a window to the side, a chrome ladder radiator, and inset spots.

BEDROOM TWO

14'2 x 17'4 (4.32m x 5.28m) maximum inclusive of en-suite

A large double bedroom with double windows to both the front and rear elevations giving lovely views over the gardens and surrounding countryside, inset spots to the ceiling, a radiator and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room has a curved corner mains shower, close coupled wc, wash hand basin, chrome ladder radiator and inset spots to the ceiling.

BEDROOM THREE

8'7 x 15'6 (2.62m x 4.72m)

A third double bedroom, with a window to the front overlooking the garden, inset spots to the ceiling, a radiator and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

4'6 x 7'7 (1.37m x 2.31m)

The en-suite shower room has a close coupled wc, wall mounted basin, shower, inset spots to the ceiling and tiling to the walls and floor.

ANNEXE COTTAGE

A versatile annexe, formerly the stables attached to the farmhouse, which would lend itself to a variety of uses including incorporation into the main house as further accommodation, a granny flat, studio/home office or holiday cottage.

HALLWAY

14' x 4'8 (4.27m x 1.42m)

The entrance hallway has an arched byre window to the front overlooking the garden, exposed beams, a radiator and doors leading to the living area, separate wc and a study.

LIVING AREA

10'6 x 18'6 (3.20m x 5.64m)

A versatile living space with two arched byre windows to the front overlooking the garden, and a door and window to the rear. The room has a vaulted beamed ceiling with inset spots.

STUDY

7'8 x 5'4 (2.34m x 1.68m)

An internal study area ideal for conversion to a small kitchenette.

WC

5'4 x 6' (1.63m x 1.83m)

With close coupled wc, wash hand pedestal basin, radiator and inset spots to the ceiling.

EXTERNALLY

To the front of the Farmhouse and annexe cottage is a mature lawned and terraced garden. Access to the property is via a long lane from the main road, owned by the Farmhouse, and a five bar gate leading to a driveway providing off street parking for several cars. There is a further garden area with mature trees over the driveway.

To the side of the property there is a paved patio terrace with a storage shed, and smaller rear garden with open aspect views over the surrounding fields and countryside.

Potential buyers for The Farmhouse would have the option of purchasing or leasing additional land surrounding the property, with paddocks of approximately 5 acres each available to both the front and rear of the properties. No upward chain

SERVICES

The property has mains electric, water, private drainage with septic tank and LPG central heating.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: G



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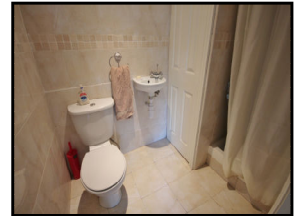
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