



Viewly Grange Farm, Pity Me Durham DH1 5RS

SITUATION AND DESCRIPTION

Viewly Grange is believed to have been built in the 17th century. The farmhouse is Grade II listed and is highly impressive. The current owners and their predecessors have carried out considerable work to the house, which provides a luxurious family home on the outskirts of Durham, close by to Chester le Street and the A1M which links into Newcastle. It is well placed for its ease of access to Durham train station and it has local road links to neighbourhood facilities.

The setting of Viewly Grange is very special. It has a number of mature evergreen trees that give good screening and privacy. The rolling lawned gardens and the adjacent enclosed paddocks are particularly impressive.

Viewly Grange Farm contrasts contemporary accommodation with old period styling, a feature which will be fully appreciated from an internal inspection. The house has modern state of the art heating, with an oil fired system and individual thermostats. The property has double glazing to some windows and a comprehensive alarm system with surveillance cameras.

The driveway and approach is imposing, with good parking facilities for many cars, as well as open terraces and al fresco dining areas.

The entrance reception hall has been greatly improved by the addition of a magnificent conservatory and orangery which acts as a focal point for the house. It links the stunning sitting room and leisure area to the old part of the farmhouse.

The kitchen & breakfasting room is very well equipped with hand painted and solid oak cabinets, beautiful granite worktops and quality appliances. The Parisian Fired Earth floor tiles are a feature throughout the principal reception areas. There is a dining room with period fireplace and access from the old reception hall to the family room, which also has a fireplace.

The principal sitting room has a log burning stove and divides into a cinema area with built-in audio sound and overhead projector.

The leisure wing is located within the old barn of the house. It provides a large swimming pool, a gymnasium, eight person sauna and steam room, an eight person Jacuzzi and two changing rooms.

Viewly Grange Farm has the benefit of a cottage which links to the rear of the house. It has an open plan lounge and kitchen area, a double bedroom and an en-suite shower room.

The principal house has five double bedrooms; one of which is currently used as a dressing room but could revert back to a bedroom if required. The fifth bedroom has a mezzanine deck.

Viewly Grange Farm is well located within beautiful countryside, as well as enjoying ease of access into Durham and Newcastle.

The property comprises:

The principal access is at the front of the house on its southern elevation, with a panelled and glazed door leading into the reception hall

RECEPTION HALL

With Hwam log burning stove, good natural light, recess for cloak pegs, Parisian limestone floor tiles.

The reception hall leads on to a general cloaks passageway with storage shelving.

CLOAKROOM/WC

Comprising close coupled wc, wash hand basin with granite surrounds and storage cupboards beneath, Expelair unit.

The passageway connects on to a store room which has its old original carriage doors, as well as sliding doors connecting into the courtyard.

UTILITY & LAUNDRY ROOM

20'1 x 10'3 (6.13m x 3.12m)

With conservation skylights and a window overlooking the courtyard. It is extensively equipped with a range of maple wood base, wall and drawer cabinets with granite styled worktop surfaces, single drainer sink unit with tiled surrounds, tiled flooring, excellent storage space, plumbing for an automatic washing machine, built-in dishwasher and an oil fired central heating boiler for central heating and domestic hot water throughout the house.

Returning to the reception hall, glazed double doors connect to the kitchen & breakfasting room.

KITCHEN & BREAKFASTING ROOM (south & east facing)

17'10 x 13'6 (5.43m x 4.13m) plus 9'8 x 7'7 (2.96m x 2.32m)

A fabulous L shaped kitchen & breakfasting room which features an extensive arrangement of contrasting oak and painted wood cabinets with black granite worktops. The kitchen incorporates a Belfast sink unit, two built-in Fisher & Paykel twin dishwashers, a built-in Miele wine refrigerator, a Miele microwave, steam oven and coffee machine and a Miele four ring hob with contemporary Elica extractor hood above and a Miele single oven beneath. There is a large peninsular island with wooden breakfasting bar and two drawer Hotpoint refrigerators. The focal point of the kitchen is the black electric fired Aga, with four ovens, two hot plates, a separate griddle and an extractor hood above. The fabulous colour scheme is impressive and is complemented by the Fired Earth Parisian Blue limestone flooring. Further features include beautiful spotlighting and Diachrome lights to the ceiling, mood lighting, built-in speakers, wiring for a plasma screen TV and concealed controls for the computer and Sonos sound system. From the kitchen a glazed door leads onto the east facing terrace and a barbecue area, as well as a door leading to the dining room

DINING ROOM (front facing)

17'6 x 13'2 (5.33m x 4m)

With refurbished sash window overlooking the gardens with operational shutters, beautiful stone Minster style fireplace and recess, TV aerial point, power points, brass picture lighting, built-in speakers to the ceiling and dimmer switch light controls. From the rear of the dining room two sets of glazed doors connect to the garden room and conservatory, as well as the north wing of the house.

The dining room also connects to the original reception hall of the property, which has an understairs store cupboard and a panelled and glazed door leading to the gardens.

FAMILY ROOM (front facing)

13'3 x 18'4 (4.05m x 5.60m)

An impressive room with refurbished sash window with operational shutters, tasteful wallpaper decoration, fireplace surround hearth and mantle with open grate for solid fuel fire, wiring for a plasma screen TV, built-in speakers to the ceiling and contemporary wall lighting.

Returning to the principal reception hall is a staircase with understairs store cupboard. The stairs lead to the study and professional office.

Returning to the dining room of the principal house, the staircase leads to the first floor landing.

FIRST FLOOR LANDING

With sash window and double panelled radiator.

MASTER BEDROOM (front facing)

17'7 x 13'6 (5.36m x 4.13m)

With contrasting wallpaper decoration, dimmer switch light controls, built-in speakers, sash window with shutters, double panelled radiator, excellent built-in storage space and drawer units and wiring for a plasma screen TV.

EN-SUITE BATHROOM/WC

Luxuriously appointed with a double bath with Jacuzzi fittings and separate shower head, vanity wash basin with storage cupboards beneath, close couple wc, corner Jacuzzi shower cubicle with twin sitting area, side jets and glazed folding screen door and contrasting ceramic tiles to the walls and floor.

DRESSING ROOM (front facing)

17'6 x 11'4 (5.33m x 3.46m) including the fitted wardrobe furniture Well equipped and fitted with light wood fronted cabinets and storage space.

EN-SUITE SHOWER ROOM

Comprising corner shower cubicle with sitting area, Jacuzzi fittings and glazed screen doors, vanity wash hand basin with storage cupboards beneath and mirror above, close couple wc, ceramic tiling to floor and walls and heated towel rail.

The main staircase continues to the rear landing.

REAR LANDING

With attractive lighting and decoration.

BEDROOM TWO (north facing)

13'8 x 13'1 (4.17m x 4m)

A light and bright room with exposed pine roofing timbers and power points.

EN-SUITE SHOWER ROOM/WC

With white three piece suite comprising corner Jacuzzi shower with side jets and curved screen door, close coupled wc, vanity wash hand basin and light wall and floor tiling with occasional border tiles.

BEDROOM THREE northerly facing)

13'8 x 12'2 (4.17m x 3.7m)

With Velux double glazed windows, exposed roofing timbers, spotlighting, high level storage cupboard and power points.

EN-SUITE SHOWER ROOM/WC

With three piece suite comprising; vanity wash hand basin with storage cupboards beneath and mirror medicine cabinet above, close couple wc, corner shower cubicle with sitting area, side jets and curved screen doors and tiled walls and floor.

BEDROOM FIVE (rear & side facing)

18'3 x 14'4 (5.56m x 4.36m)

With good natural lighting from its Velux windows, exposed roofing timbers, attractive spotlighting and mezzanine deck with sitting area above.

ATTACHED COTTAGE

Situated to the northern elevation of the house with its own independent access.

LIVING ROOM & KITCHEN

17'0 x 15'10 (5.18m x 4.84m)

With beamed ceiling, spotlighting, lovely wood flooring, feature window enjoying a great view to the rear of the house, brass picture lights, small kitchen area with stainless steel sink unit with storage cupboards beneath, twin electric hob, power points, TV aerial point, understairs storage and a door that links to the bedroom above.

BEDROOM

16'7 x 10'8 (5.05m x 3.25m)

A light and bright room with Velux double glazed windows and double panelled radiator.

EN-SUITE SHOWER ROOM

With white three piece suite comprising corner shower cubicle with beautiful mosaic tiling and curved screen doors, close couple wc, vanity wash hand basin with storage space beneath and medicine cabinet above, attractive flooring, painted wood panelling, heated towel rail and Velux window.

EXTERNALLY

The gardens and grounds that surround Viewly Grange Farm extend to circa 7 acres. The property is approach via a private road which is owned by a local neighbour. The approach leads through stone pillars and connects into a gravelled courtyard and parking area. The principal gardens include fence enclosed paddocks and grazing areas.

BARN ONE

29'10 x 18'3 (9.09m x 5.56m)

With electrically operated roller door, alarm system, power and lighting, and separate pedestrian access. To the rear of the barn there is a general store room.

STORE ROOM

31'7 x 7'10 (9.64m x 2.40m)

With lighting and power supply.

Both the barn and store room have excellent security.

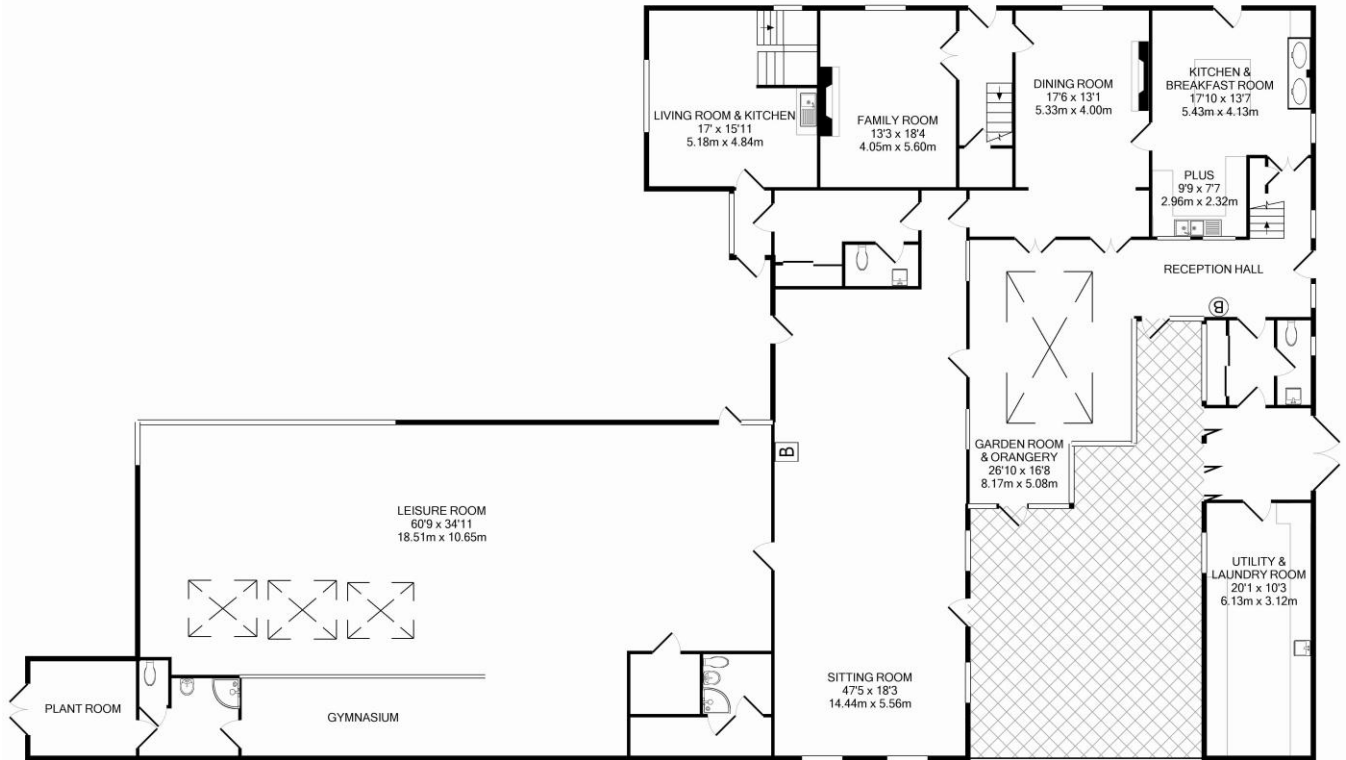
To the rear of the barn there is an oil fired generator to ensure independent and uninterrupted power supply to the property.

BARN TWO

31'0 x 20'4 (9.46m x 6.21m)

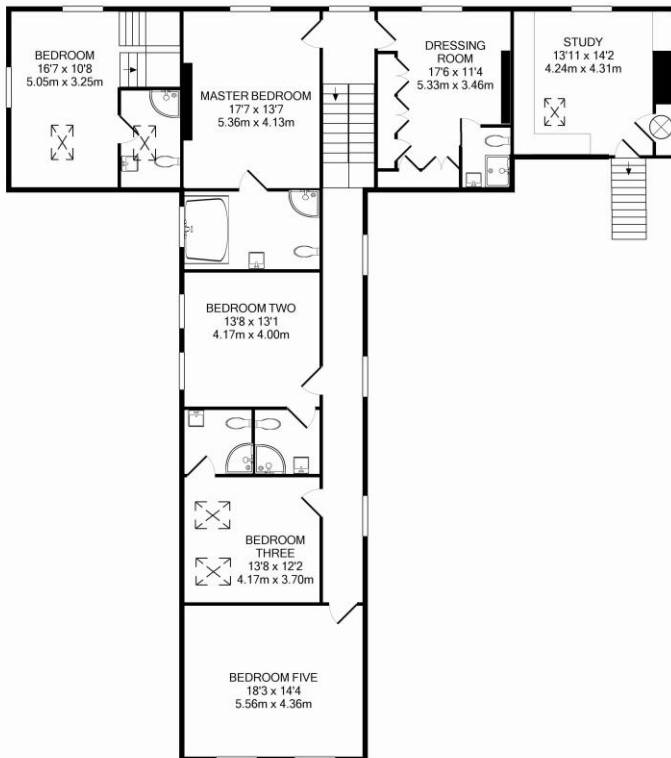
With attractive lighting, infra red alarm sensor and very good storage space.

To the immediate foreground of the house the property enjoys lovely stone terraces, with cold water supply and lighting on infra red sensors. The terraces extend to the front elevation of the farmhouse, with a beautiful stone flagged and paved barbecue area. The surrounding gardens have fence boundaries and there is also a stone detached stable and store room. The grazing paddocks have a number of evergreen fir trees, giving good screening and privacy. The exterior of the property and the grounds are protected with closed circuit TV surveillance cameras which link into a central monitor within the house. The principal facia of the property is impressive, with beautiful dressed stone and lovely external lighting, as well as attractive paint work. To the northern boundary there is a stone wall and lawned gardens, with pedestrian gated access leading into the private rear gardens. The views from these gardens over the surrounding Durham valley are superb.



GROUND FLOOR

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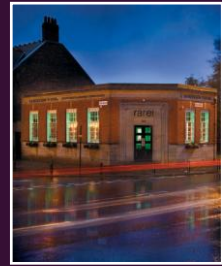


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Viewly Grange Farm
Pity Me, Durham



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Price on Application

