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The Old Lodge

Hamsterley Hall, Hamsterley Mill



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £450,000



The Old Lodge, Hamsterley Hall, Hamsterley Mill, Co. Durham NE39 1NJ

SITUATION AND DESCRIPTION

A rare opportunity to acquire a beautiful period lodge house, set in a beautiful garden site of around 1/3 acre, overlooking the parkland of Hamsterley Hall. The Old Lodge, a Grade II listed cottage, was built circa 1900 in an Arts and Crafts style in stone with a slate roof, with lovely traditional features including stone mullions to the windows, cast iron and stone inglenook fireplaces, parquet wood flooring and exposed brick stone and beams. The cottage has been extensively refurbished by the current owner with a stunning bespoke kitchen, and many individual design features including reclaimed wood wardrobes, 'spiral jack' drawbridge dining table, copper double sink and external Belfast sink for outside dining/entertaining.

The accommodation briefly comprises: hallway, sitting room, dining room and superb bespoke kitchen with integrated appliances and ground floor bathroom/wc. To the first floor there are two double bedrooms. Externally, fabulous gardens and stone terrace seating with a 19ft timber shed, gravelled driveway and beautiful garden with parkland views.

Old Lodge is set in a beautiful parkland setting, close to Hamsterley Mill and Burnopfield and the famous Derwent Walk, with fabulous woodland walks and waterfall close by.

The property comprises:

ENTRANCE HALLWAY

With excellent feature arched double doors to the entrance, a beamed ceiling, tiled floor, radiator, and a curved staircase with a carpet and stair rods individually designed for the staircase. Doors open to the sitting room and bathroom.

SITTING ROOM

17'9 x 8'6 minimum extending to 13'1 in the bay (5.41m x 2.59m minimum extending to 3.99m in the bay)
A lovely sitting room with a bay window to the front elevation and additional window to the side overlooking the garden and surrounding parkland. The sitting room has a cast iron open fireplace, wood herringbone parquet flooring, feature arched glazed cabinet with shelving,

beams to the ceiling, two radiators and a small door to the front opening to the covered balcony seating area.

A doorway leads from the sitting room to the dining room.

DINING AREA

11'9 x 10'2 (3.58m x 3.10m)

A versatile second reception room with a stone inglenook fireplace, with a flue in place for wood burning stove. The dining room has attractive exposed brickwork and beams, bespoke oak double door storage cupboard housing the LPG gas boiler (2016), tiled floor, reclaimed wood panelling to wall and a unique designed 'spiral jack' drawbridge table to the wall, seating up to eight people.

A door opens from the dining area to the outside terrace and garden.

KITCHEN

10'1 x 12'1 (3.07m x 3.68m)

A bespoke handmade kitchen with a marble work top, a copper double Belfast sink with Quooker tap, LPG gas range cooker with extractor hood over, integrated wine cooler, dishwasher, fridge and freezer. There is also plumbing for a washing machine and space for a tumble dryer. The kitchen has a pantry cupboard with shelving, two windows overlooking the garden, a decorative cast iron radiator, vaulted beamed ceiling with window and door to the garden.



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BATHROOM/WC

4'10 x 9'6 (1.47m x 2.90m)

The ground floor bathroom has a traditional roll top bath with antique style tap, close coupled wc, wash hand pedestal basin, and a step down into a large curved walk-in shower with rain fall head, and mosaic style tiling. There is a chrome ladder radiator and built-in storage cupboard with shelving.



FIRST FLOOR LANDING

A stunning curved staircase, with handmade Roger Oates carpet and stair rods, leading to the first floor, with a window within the curved wall overlooking the garden.

BEDROOM ONE

13'9 x 10'0 (4.19m x 3.05m)

A double bedroom with a window to the front elevation, a cast iron fireplace, wood floorboards, decorative cast iron radiator, inset spotlights and built-in storage cupboard.



BEDROOM TWO

13'9 x 9'8 (4.19m x 2.95m)

A double bedroom with bespoke reclaimed wood wardrobes with shelving and hanging. The bedroom has a window overlooking the gardens, wood floorboards, a decorative cast iron radiator, cast iron fireplace, built-in storage cupboard, inset spotlights and access to the loft.



EXTERNALLY

Old Lodge has a large gravelled driveway providing off road parking for several cars, with a garden site of around 1/3 acre. The garden, overlooking the surrounding park land of Hamsterley Hall, is predominantly lawned with a laurel and beech hedge, and wrought iron railings to the boundary. The garden has impressive mature specimen trees to the entrance and a large timber shed. Stone steps lead down from the driveway to a secluded and private terrace/seating area with an external Belfast style sink for food preparation and barbecues.

TIMBER SHED

19'1 x 10'1 (5.82m x 3.07m)

Dismantable timber shed providing additional storage.

SERVICES

The property has mains gas, electric, water and drainage

TENURE

Freehold

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Not required as Grade II Listed



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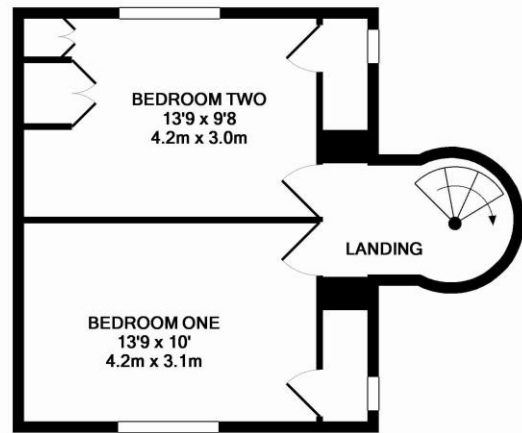
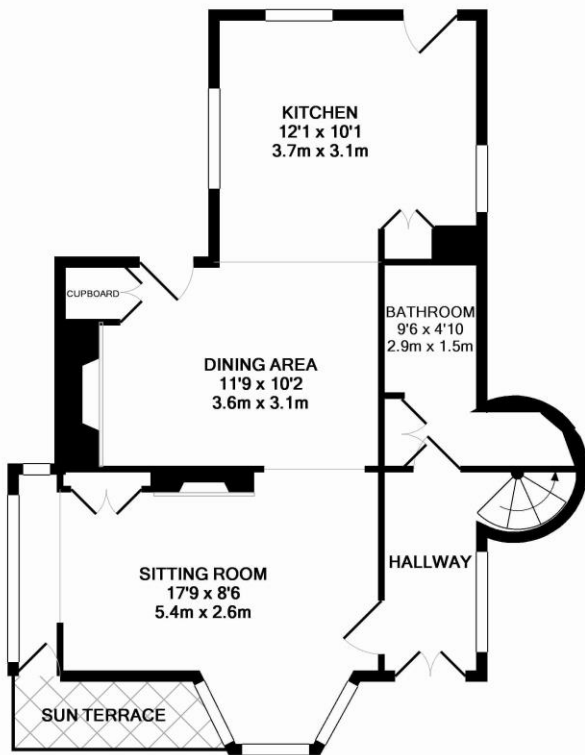
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1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 648 SQ.FT.
(60.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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