



The Hen House & Building Plot
Hetton le Hill Farm, Houghton Le Spring





The Hen House, Hetton le Hill Farm, Easington Lane
Houghton Le Spring DH5 0QX

Price Guide: £599,000

TRADITIONAL STONE BUILT FAMILY HOME AND BUILDING PLOT FOR ONE DWELLING

An impressive stone built five bedroom family home and separate building plot, with outline planning permission passed in July 2016 for a single dwelling (ref: 15/02176/OUT). The whole site extends to approximately 0.46 acres including the building plot. The Hen House is a traditional stone built house, constructed circa 15 years ago, and forms part of the small hamlet, Hetton le Hill Farm, comprising a small number of individual cottages and houses. The property, which lies adjacent to an agricultural working barn, has extensive gardens and a long gravel driveway with parking for several cars. The impressive property has been designed with period features including stone flagged floors, an inglenook style fireplace with cast iron wood burner, exposed beams to vaulted ceilings and the galleried landing and an AGA in the 27ft kitchen/living room.

Reception hallway | Cloakroom/wc | Magnificent dining hallway with galleried landing | Sitting room | Garden room | Superb kitchen/living room with AGA | Utility room | First floor landing | Master bedroom | Ensuite shower/wc | Two bedroom with ensembles | Double bedroom with Jack and Jill bathroom/wc | Fifth bedroom | Gardens and building plot with outline planning for a single dwelling | No upward chain

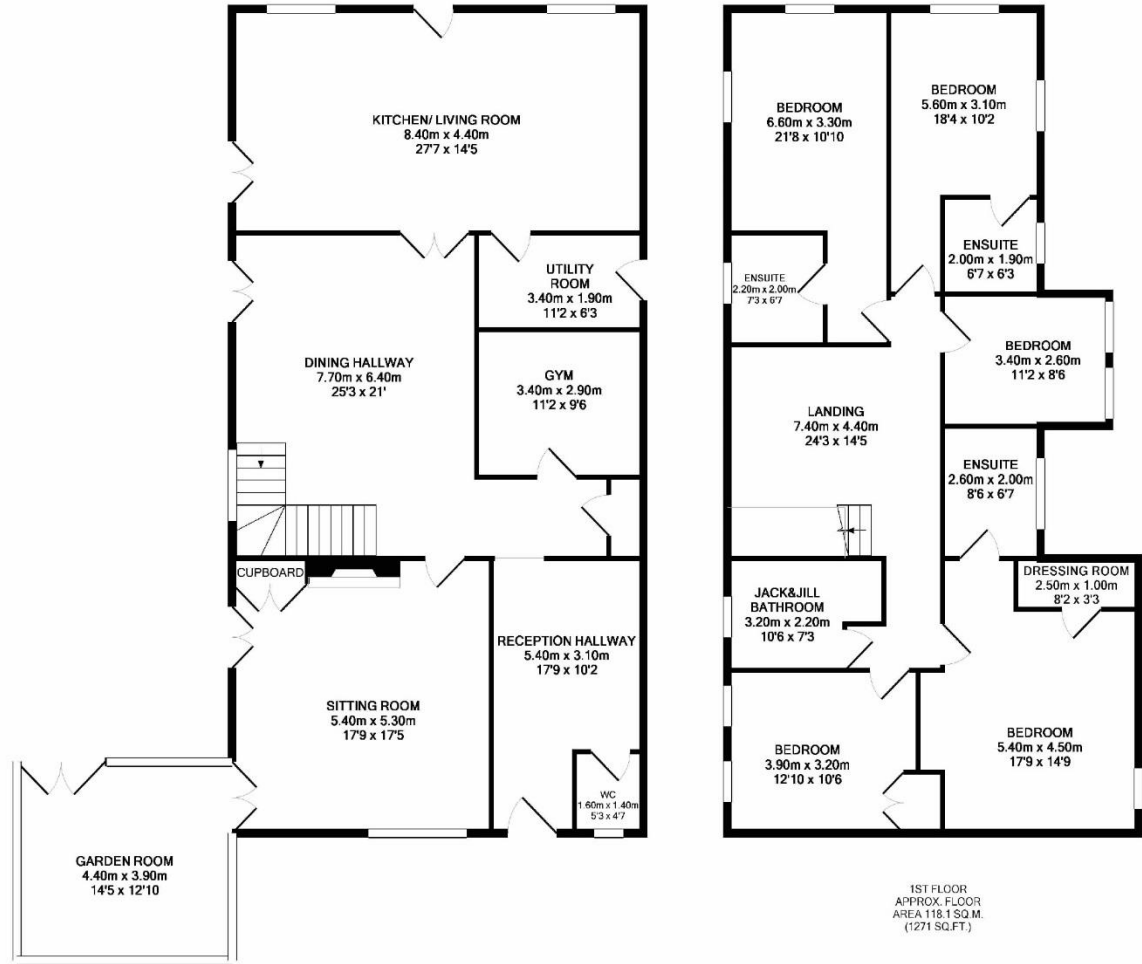
Services | mains gas, electric, water and drainage | Council Tax Band G | Tenure: Freehold | EPC rating D











GROUND FLOOR
APPROX. FLOOR
AREA 153.2 SQ.M
(1650 SQ.FT.)

TOTAL APPROX. FLOOR AREA 271.4 SQ.M. (2921 SQ.FT.)

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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OPTIONAL APPRAISAL: OPTION 1



Ground Floor Plan
scale 1:200 approx

All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | www.sandersonyoung.co.uk

