



The Hen House
Hetton Le Hill Farm, Houghton Le Spring





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

Guide Price £450,000

TRADITIONAL STONE BUILT FAMILY HOME

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 stunning five bedroom family home, which lies adjacent to an agricultural working barn, has generous gardens and a 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 en-suites | Double bedroom with Jack and Jill bathroom/wc | Fifth bedroom | Mature gardens | No upward chain

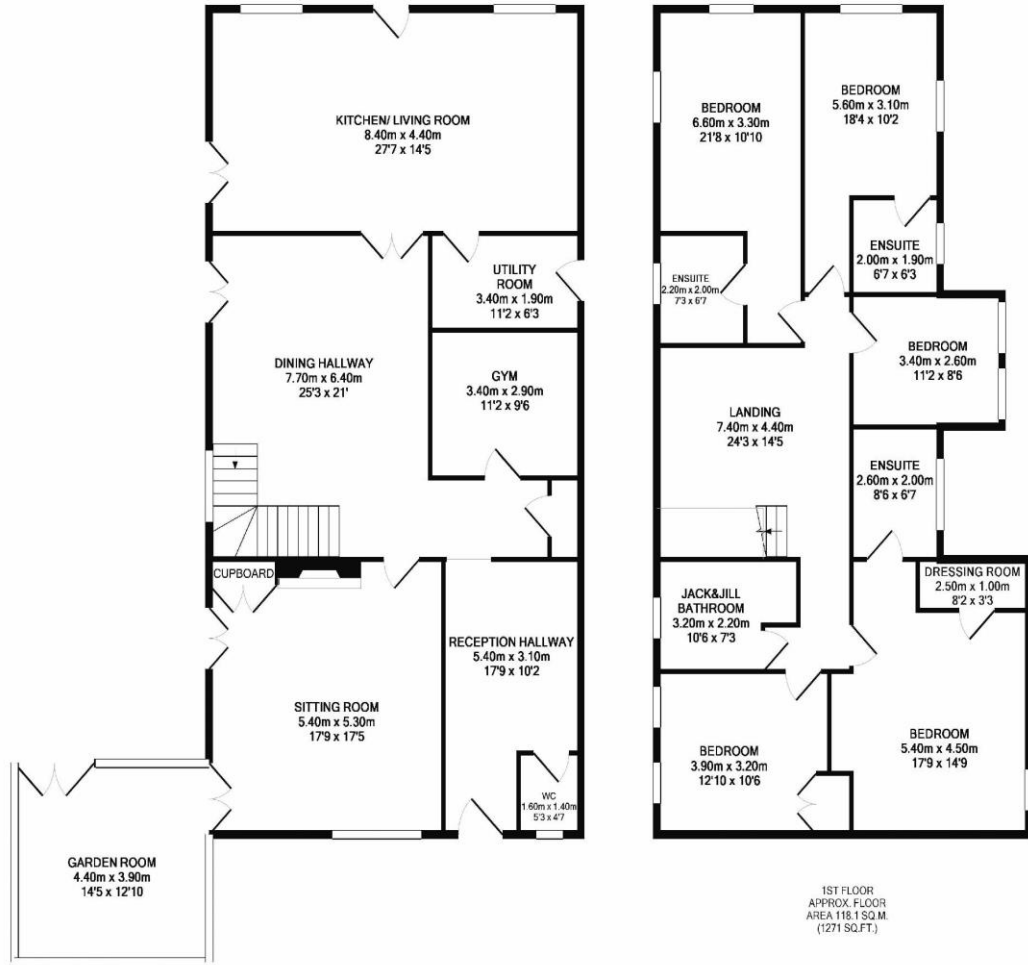
Services: Mains gas, electric, water and drainage | Council Tax Band G | Tenure: Freehold | EPC Rating D











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 2



Ground Floor Plan
scale 1:200 approx

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