SITUATION AND DESCRIPTION
An extremely imposing, stone built, detached family home, occupying this fantastic garden site extending to approximately 1.5 acres. This handsome property dates back to 1850 and offers spacious and versatile accommodation set over three floors, having been extended by the current owners to provide five bedrooms and excellent formal reception space. Boasting wonderful traditional features including decorative ceiling coving, sash windows with working shutters and feature fireplaces, this characterful house also offers further potential for development, being sold with outbuildings and a former coach house which could be converted subject to planning approval.

The accommodation briefly comprises: entrance vestibule, fabulous central hallway, living room, dining room, sitting room, kitchen/breakfast room, utility room, master bedroom with dressing room/bedroom six, bathroom/wc, guest double bedroom with en-suite, two further double bedrooms to the first floor, bedroom and sitting room to second floor, gated driveway, lawned formal gardens, outbuilding offering excellent potential.

The property has also had planning approval in 2011 to convert the main house into five apartments, offering further potential for developers.

The property comprises:
- Double front entrance doors lead to a front porch, with access leading to the central reception hallway.

HALLWAY
36’7 x 9’10 (11.15m x 3m) Inclusive of stairs
This imposing central reception hallway has ceiling coving, two radiators and open fire. There is wood flooring and glass panelled door from the entrance vestibule.

LIVING ROOM
25’10 x 14’9 (7.87m x 4.50m)
The principal reception room has a bay sash window to the front elevation with working shutters, window to the side elevation, ceiling coving, picture rail and delft rack, two radiators, solid wood flooring and open fire.

SITTING ROOM
15’3 x 14’10 (4.65m x 4.52m)
This second reception room has windows to the side and rear elevations, ceiling coving, wood flooring, radiator and a full wall of fitted storage.

DINING ROOM
24’5 x 16’1 (7.44m x 4.90m)
This formal dining room has a full height bay sash window to the front elevation with working shutters, stripped and stained wood flooring, decorative ceiling coving and rose, two radiators and open fire.

A door leads to a snug room.

SNUG ROOM
10’11 x 10’8 (3.33m x 3.25m)
With sash window to the front elevation, stripped and stained wood flooring and radiator.

A door leads to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
12’6 x 16’9 (3.81m x 5.11m)
The kitchen is fitted with wall and base units with roll top work surfaces incorporating a one and a half sink and drainer. There is a stone inglenook recess, tiled flooring, two sash windows to the rear elevation, ceiling spot lighting and radiator.

A door leads to the utility room.
UTILITY ROOM
13'10 x 10'11 (4.22m x 3.33m)
Fitted with a continuation of wall and base units from the kitchen with granite worktops incorporating a double sink and drainer. There is a window to the side and rear elevations, door leading to the side courtyard and space for a fridge/freezer.

Returning to the hallway stairs lead to the first floor landing and there is a door leading to the rear porch, which in turn leads to a boot room and cloakroom/wc.

FIRST FLOOR LANDING
With sash window with working shutters to the rear elevation, radiator, ceiling coving and wood flooring.

A door leads to bedroom one.

BEDROOM ONE
18'2 x 14'11 (5.54m x 4.55m)
The master double bedroom has a bay sash window to the front elevation with working shutters, sash window to the side elevation, wood flooring, two radiators and decorative fire surround.

A door leads to the dressing room/bedroom six

BEDROOM SIX
13'1 x 7'6 (3.99m x 2.29m)
This dressing room is formerly a bedroom and has access from both the master bedroom and first floor landing. There is a full wall of fitted wardrobes, decorative original stove, wood flooring, ceiling coving and full height window to the front elevation leading on to a balcony.

BATHROOM
10'5 x 8'6 (3.18m x 2.59m)
The family bathroom has a double shower cubicle, free standing bath, close coupled wc and wash hand pedestal basin. There is full tiling to the walls, sash window to the side elevation with working shutters and heated towel rail.

BEDROOM TWO
15'4 x 13'10 (4.67m x 4.22m)
With sash windows to the side and rear elevations, this double bedroom has a full wall of fitted wardrobes, wood flooring, radiator and decorative fire surround.

BEDROOM THREE
15'11 x 17'2 (4.85m x 5.23m) max inclusive of wardrobes
A guest double bedroom with sash bay window overlooking the formal gardens, wood flooring, ceiling coving, decorative fire surround and full wall of fitted wardrobes.

From the landing an arch leads through to a night hallway.

NIGHT HALLWAY
With window to the side elevation and a door leading to the bathroom.

BATHROOM
With windows to the side and rear elevations, shower cubicle and free standing bath.

SEPARATE WC
With close coupled wc.

A door from the rear landing leads to a back staircase from the rear porch and has a door leading to bedroom four.

BEDROOM FOUR
10'3 x 17'6 (3.12m x 5.33m)
A double bedroom with sash window to the rear elevation with working shutters, decorative cast iron fire surround and ceiling spot lighting.
A door leads to an en-suite.

**EN-SUITE**
Fitted with a bath, close coupled wc and wash hand pedestal basin. There is a window to the side elevation and ceiling spot lighting.

Stairs lead to a second floor, where access is gained to bedroom five.

**BEDROOM FIVE**
17’1 x 10’5 (5.21m x 3.18m)
A good sized double loft bedroom with two Velux roof lights, ceiling spot lighting, wood flooring and window to the rear elevation.

**SITTING AREA**
13’7 x 13’11 (4.14m x 4.24m)
This area could be used as a sitting area, study or dressing room and has a window to the side elevation, two Velux roof lights, ceiling spot lighting, wood flooring and decorative fire surround.

A further set of stairs leads off the main landing to a further attic bedroom with sitting area.

**BEDROOM SIX**
With pine sanded wood flooring, Velux windows overlooking the valley and open access to a sitting area.

**EXTERNALLY**
The property is accessed via double timber gates leading to a private driveway, which in turn is open to the excellent formal lawned gardens with west facing aspect.

To the rear of the property are several outbuildings and stables, which are right for further potential development subject to planning.

**AGENTS NOTE**
Priestfield Lodge has had planning approval to convert the principal house into five apartments, while the stable blocks will provide garaging and secure parking. The planning reference can be found on the Durham County Council website using the reference 1/2011/0176/80688. Lapsed planning.

There was also previous planning permission in place to convert the outbuildings into four coach houses.

**SERVICES**
The property has mains electricity and water.

**TENURE**
Freehold

**FLOOD RISK**
Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

**COUNCIL TAX**
Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

**ENERGY PERFORMANCE RATING**
Grade: G
1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.

2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.

5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
Priestfield Lodge
Burnopfield
Price Guide: £750,000