



rare!

From Sanderson Young



Cookson House
Colepik Hall, Lanchester



Cookson House, Colepike Hall, Lanchester DH7 0RW

Price Guide: Offers in excess of £625,000

Cookson House is a magnificent period family home, forming the easterly wing of Colepike Hall, a stunning Grade II listed country house, with beautiful gardens and grounds, and a detached double garage. The Hall, believed to date from the 14th century, was later remodelled in the 1880s with a later division into the three current individual dwellings. Cookson House has retained beautiful period features including sash windows with working shutters to the lower floor and secondary glazing fitted to the upper floor; the property also has deep skirting boards, decorative architraves and ceiling cornicing, and period fireplaces. The current owners have thoughtfully redesigned the accommodation to create a generous dressing room/4th bedroom off the master bedroom and Jack and Jill bathroom, and refurbished the kitchen and bathrooms to a high standard.

Hallway | Boot room/study | Stunning 29ft drawing room overlooking the gardens | Sitting room with wood burning stove | Contemporary fitted kitchen with integrated appliances | Laundry and cloakroom/wc | First floor | Fabulous master bedroom with elevated views | Dressing room/bedroom 4 | Jack and Jill bathroom | Two further double bedrooms | Second bathroom/wc | Detached double garage | Gravel driveway with parking for several cars | Extensive lawned gardens and woodland

Cookson House has been sympathetically refurbished with energy efficiency and low running costs considered with a recently fitted Biomass boiler (2014) with a guaranteed index linked income from the Government in excess of £600 per month until 2021 and wood burning stove and coal fire. The property has beautiful private gardens with lawns, terraces and mature woodland extending to approx 0.9 acres.

Services: Mains electricity, septic tank drainage, Biomass heating | Tenure: Freehold | EPC Rating: E

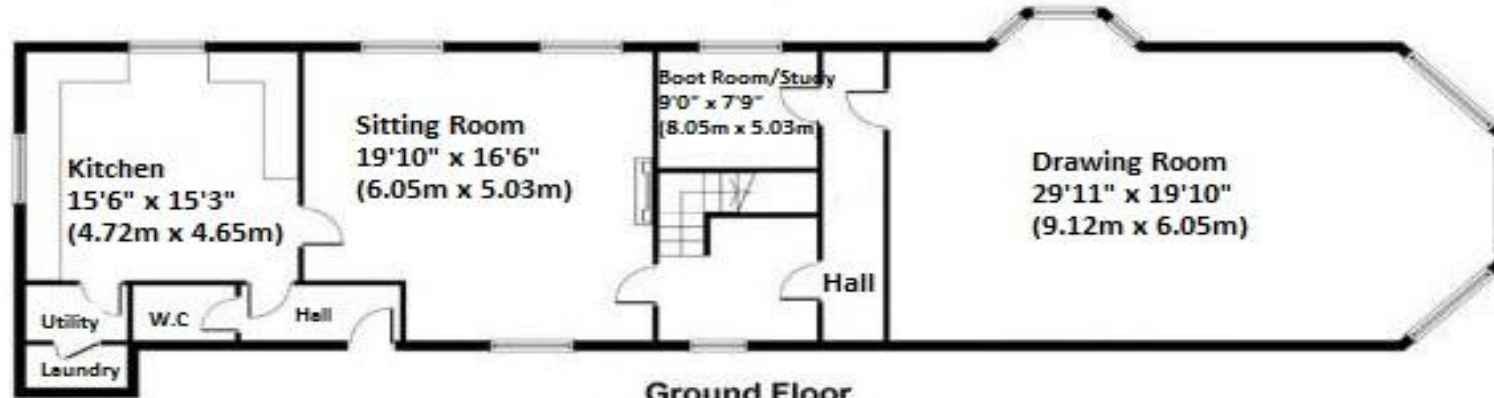
rare!
From Sanderson Young



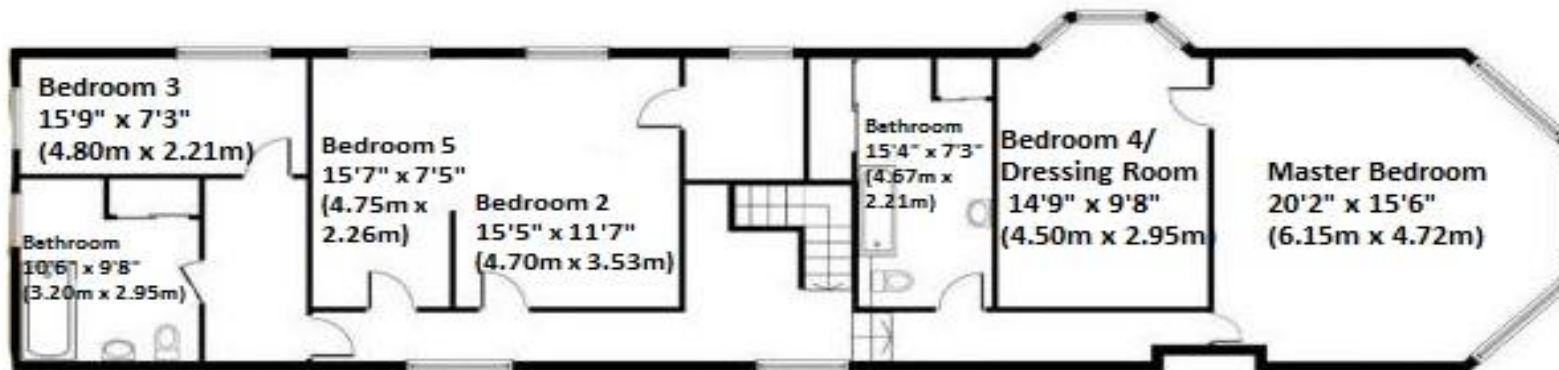








Ground Floor
Approximate Floor Area
1,590 sq. ft.
(147.7 sq. m.)



First Floor
Approximate Floor Area
145.4 sq. m.
(1,565 sq. ft.)



rare!
From Sanderson Young



All confidential enquiries to:
rare! Office, The Old Bank, 30 High Street, Gosforth, Newcastle upon Tyne, NE3 1LX
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | F: 0191 2233505 | www.sandersonyoung.co.uk