



The Old School
Townfield, Nr Blanchland



The Old School, Townfield, Near Blanchland, Consett, County Durham, DH8 9UR

This is a truly rare opportunity to purchase an immaculately presented Grade II listed, stone built family home which boasts four reception rooms with an abundance of period charm, a well appointed Kitchen/Breakfast Room and superb surrounding lawned gardens. The residence enjoys a spectacular picturesque position with uninterrupted views of the beautiful surrounding countryside and towards Derwent Reservoir.

This delightful and well presented, period home is situated in the quaint hamlet of Townfield which is located on the border of Northumberland and Durham. Townfield, which is ideally placed close to the historic villages of Blanchland, Edmundbyers and Stanhope with their shops, amenities and public houses, is also placed only 12 miles from the market town of Hexham and only 26 miles to both Newcastle and Durham City Centres with their shopping, entertainment and transport facilities. The property is also well placed to provide easy access to idyllic country walks and also Derwent Reservoir, which is only 15 minutes away, offering facilities for sailing and fishing.

The Old School, a former Victorian schoolhouse, with parts dating back to the 18th Century, has since been sympathetically converted and restored to an impeccable standard and now offers stylish, well-presented living over two storeys. The property, which enjoys an elevated position with fantastic open aspect views also has the benefit of being tucked away from the road.

Boasting close to 2,700 Sq ft of internal living space, the property comprises: Generous vestibule with limestone floor and original door | Family room with multi-fuel stove and slate tiled floor | Sitting room/guest bedroom with views and fireplace | Dining room which offers a light and airy space is centrally positioned within the property with a sitting area and large glazed windows with wonderful views and door leading to the terrace and gardens | Kitchen/Breakfast Room with solid oak cabinets integrated appliances, black granite work-surfaces, central island and oil fired 'Aga' and door to the courtyard | The rear hallway leads to a ground floor shower room and W/C and then to the integral garage/store. Stairs lead from the dining area to a wonderful reading room/study area, again offering fantastic views, with stairs to the first floor and double doors that lead through to the impressive circular drawing room, with polished wood flooring and offers surrounding views with a wood burning stove, vaulted ceiling and original exposed beams. The stairs to the first-floor lead to a wonderful galleried landing and then onto four double bedrooms, bedroom one with fitted storage, bedroom four is accessed via another stairwell and is generous in size. The family bathroom is extremely well appointed with five-piece suite including a free-standing cast iron bath, large walk-in shower, dual wash basins and feature cast iron fireplace.

Externally, the property is accessed via a stone pillared entrance with wrought iron gates and is set down a long-gravelled driveway with generous lawned gardens to either side. The driveway leads to the attached garage and then to a private gravelled courtyard/seating area that gives access to the front door. To the side of the property is an enclosed garden which then leads to the extensive and mature rear gardens, which are laid mainly to lawn, with well stocked borders, hedged and walled boundaries and a raised terrace which is perfect for entertaining and enjoying the views. In total the site and land extend to almost an acre.

Well-presented throughout, this fantastic family home simply must be viewed to fully appreciate the standard of accommodation on offer in such a wonderful and charming countryside location.



Guide Price £625,000





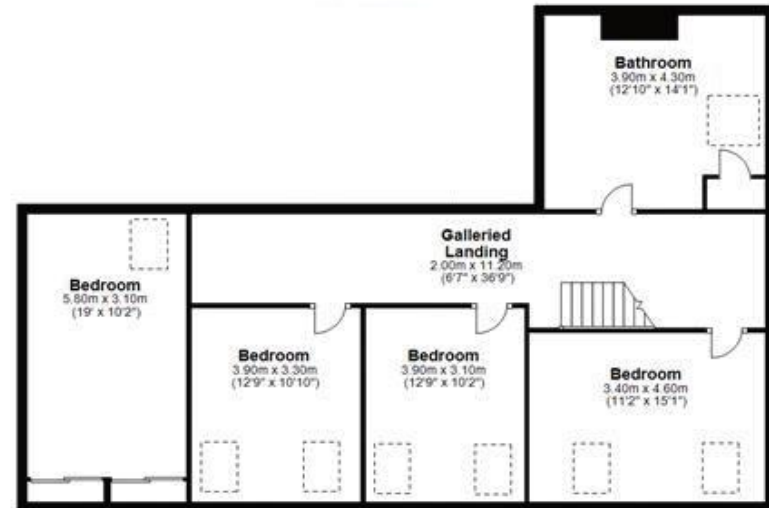




Ground Floor
Approx. 143.4 sq. metres (1543.5 sq. feet)



First Floor
Approx. 100.7 sq. metres (1084.2 sq. feet)



Total area: approx. 244.1 sq. metres (2627.7 sq. feet)
The Old School, Townfield





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