



rare! From Sanderson Young



Hemingford Lodge
71 Queens Road, Blackhill, Consett



Offers Over £850,000

Hemingford Lodge is a substantial and beautifully presented, detached, timber framed Potton home, that was originally designed by the present owners and completed in 2001. This beautiful home offers stylish living over two storeys. The property itself, which is constructed from handmade bricks and clay roof tiles, sits in extensive mature gardens, which stretch to approximately one acre and offer a delightful and secluded setting. The property offers bright, spacious and flexible accommodation that benefits from underfloor heating throughout the ground floor, characterful exposed Douglas Fir posts and beams and views of the garden from all of the main reception rooms and bedrooms. The internal accommodation comprises:

Contemporary oak front door opening onto an impressive hallway, with galleried landing and porcelain white tiled floor. The main lounge and dining room offer generous, formal, interconnecting spaces, with wonderful views of the garden. The triple aspect drawing room has a stunning brick Inglenook fireplace, fitted with a wood burning stove. The dining room is situated to the rear and has an open brick-built fireplace. French doors lead to the decked terrace and garden. The spacious kitchen is fitted with a comprehensive range of solid oak units with granite work surfaces, one and a half bowl under-mounted sink, dual fuel range style cooker, integrated appliances and offers beautiful views of the rear garden. There is also a charming informal breakfasting area with views over the garden and a door leading to a utility room with stable door to the rear garden. To the right side of the property, there is an L shaped reception room used as a family room, ideal for winter months, with views to the front and rear, a feature fireplace with attractive herringbone brickwork and a gas supply, if required. All three chimneys have Class 1 ceramic flu liners, allowing the fitting of any type of fire. Double doors from the snug lead to a garden room with woodland backdrop.

Leading off the main reception hall there is a contemporary shower room, a walk-in cloakroom with storage area and adjoining boiler room. A wooden staircase leads to an impressive galleried landing, which is flooded with natural light and has a generous space overlooking the front aspect of the house which the current owners use as a reading area. The impressive principal bedroom has a striking vaulted ceiling, with exposed beams and enjoys elevated southerly views over the garden. There is also further eaves storage in some bedrooms. The en-suite bathroom is also fitted with a free standing ball and claw foot bath, walk in shower, twin hand basins set in a vanity unit and WC. There are four further immaculately presented bedrooms, each with a view of the rear garden, and two have generous fitted cupboards. The bedrooms are served by a contemporary family bathroom, which has been completed to an exceptionally high standard, including walk-in shower, free standing bathtub, wall hung wc and washbasin with teak wall hung vanity unit. The room is heated by underfloor heating and cast-iron radiator.

Externally, the property is accessed via a lane off Queens Road to the main gates where a private driveway, with pillared lighting and manicured gardens, leads to a generous, brick cobbled turning and parking area with space for multiple vehicles. The parking area is paved with hand-made bricks with a decorative mosaic insert. The detached Heritage garage block comprises of a double and a single garage, workshop and attached log store. The garage block benefits from light, power and water. The delightful surrounding gardens are a main feature of this wonderful property and extend to around an acre with open lawns, an extensive sun terrace and picturesque woodland backdrop. To the front there is a deep herbaceous border to the side of the steps that lead up to the front door and a generous sun terrace. To the rear there is a further lawned area and a small copse with Birch trees. An extensive raised deck, accessed from the dining room, wraps around the side of the house and provides a delightful entertaining/sitting area which enjoys views of the landscaped, secluded garden.

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









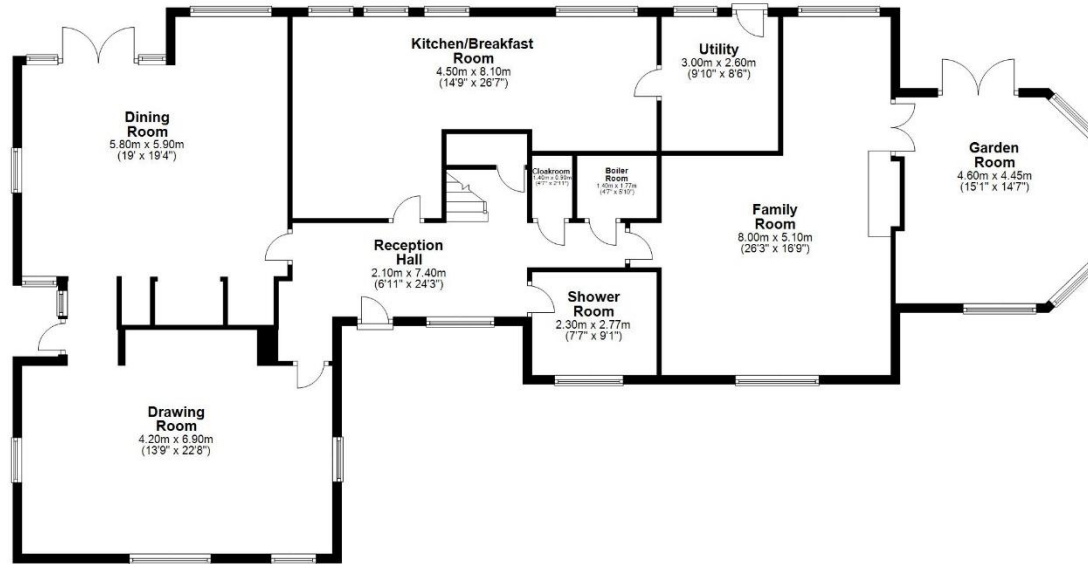






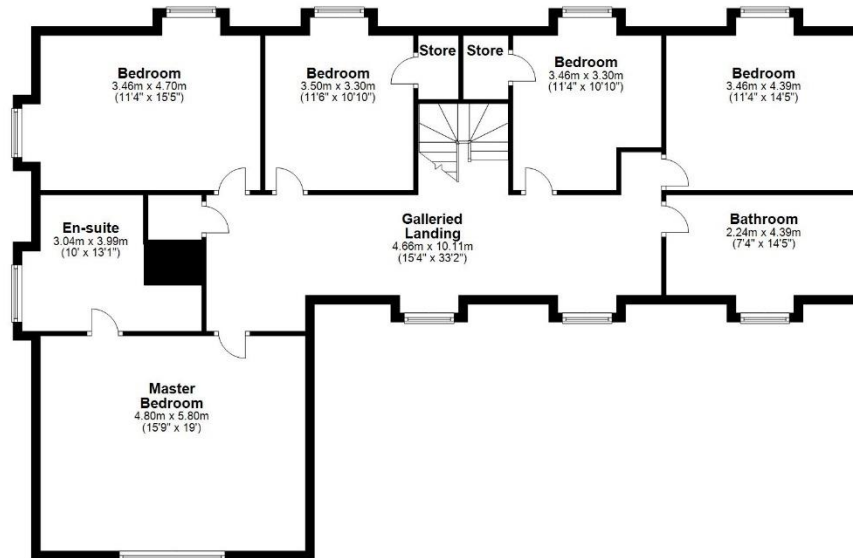
Ground Floor

Approx. 190.1 sq. metres (2046.6 sq. feet)



First Floor

Approx. 143.6 sq. metres (1549.2 sq. feet)



Total area: approx. 334.0 sq. metres (3594.8 sq. feet)

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All confidential enquiries to:
rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | www.sandersonyoung.co.uk