

IRTHING VALE BUNGALOW

KNITSLEY, CONSETT
COUNTY DURHAM. DH8 9EX

GFW.

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APPROXIMATE MILEAGES

Consett 3 miles - Durham 11 miles - Chester le Street 14 miles - Newcastle 16 miles - Darlington 30 miles

PROPERTY SUMMARY

An exciting opportunity to reside in a well presented and spacious bungalow, which is surrounded to all sides with private garden and open countryside views. Having ample off road parking and garage. Please note the property is subject to an agricultural occupancy restriction

GUIDE PRICE £320,000





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Location

The property is set amidst open countryside enjoying facilities on the doorstep such as Knitsley Mill Farm Shop and trout fishing lakes together with a full range of amenities at Consett and pleasant village community at Lanchester.

For the commuter, the A68 and the A1 provide connections to Durham and Newcastle and both cities have national mainline train stations which have direct links to London and Edinburgh. International airports can be found at Durham Tees Valley and Newcastle international which provide both domestic and international flights.

The Property

Irthing Vale Farm is an agriculturally tied, four/five bedroomed detached bungalow, which occupies a convenient location close to Consett and Durham City, however enjoying a quiet and rural position.

The main entrance is via a UPVC door which leads into a light and airy entrance hallway, with laminate flooring and ample space for the removal and storage of coats and boots. There is also a large double storage cupboard from here, the accommodation radiates to the left and right hand sides.

From the hallway, the laminate flooring continues and to the left hand side is the spacious and open plan dining kitchen. Having plentiful space for formal and informal dining, the room is well lit by a front facing window. The kitchen area is fitted with a comprehensive range of wall and base mounted storage units, which are topped with contrasting working surfaces which extend to splashback areas. There is also a useful island unit which provides extra storage underneath. Integral appliances include an electric double eye-level oven and hob, with a built in extractor fan over. There is also space and plumbing for a dishwasher. A freestanding multifuel stove warms the dining area of the kitchen and boasts ample space for a table and chairs.

There is a small utility/laundry room and WC which extends from the kitchen, offering base units and ample space for white goods. There is also a further entry porch from here, ideal for children and pets. Returning to the hallway, there is the living room, which is also accessible from the kitchen. This family sized room offers a window to the rear and French doors which lead to the side garden. The living room is warmed by a multifuel stove which is recessed into an inglenook, with brick inlay and stone hearth.

On the ground floor, there are four bedrooms, three of which are well proportioned doubles and enjoy a pleasant outlook. The fourth bedroom is a generous single and overlooks the garden.

The house bathroom has been beautifully updated by the current owners and offers a high standard of accommodation. Fitted with a low level WC, wash hand basin and a freestanding bath which has recessed taps alongside a double walk in shower with a mains fed shower. The floor and splash backs are tiled, while there is contrasting accent tiling to the shower area. Spotlights to the being light the room, alongside an opaque window to the front, there is also a useful storage cupboard.

On the first floor, the loft has been converted into a further room which is currently used a a double bedroom, with ample space for a sleeping area and a study/dressing area, with eaves storage. From here a door leads into the remaining loft space which is currently used as storage, but could be developed further.

Externally, the property offers parking for several cars to the front, alongside an integral garage. The front garden has a lawn on the left and right hand sides, which are bounded by flowering borders and trees. The garden extends to all sides and the rear and is primarily laid to lawn and fence enclosed. There is also a useful wooden kennel to the side.

Measurements

Living Room 5.36m x 6.3m

Dinng Room/Kitchen 6.7m x 4.5m

Utility Room 3.2m x 2m

Main Bedroom 4.15m x 4.95m

Bedroom Two 4.1m x 4.5m

Bedroom Three 4.5m x 3.84m

Bedroom Four 4.18m x 2.39m

Bathroom 4.55m x 3.4m

Loft Room 4.72m x 6.12m

Note

There is an ongoing planning application on the barns to the side of the property for conversion to residential dwellings.

Occupancy Restriction

Condition 6 attached to planning permission 1/1984/0863/48412 approved the original development of an agricultural bungalow, the condition states:

“That occupation of the dwelling shall be limited to a person employed or last employed in agriculture as defined in section 290 (1) of the Town and Country Planning Act, 1971, or in forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person)”

Tenure & Possession

Freehold with vacant possession

EPC Rating

This property has been certified with an EPC Rating of 51|E

Local Authority

Durham County Council banded F for tax

Utilities

The property benefits from mains water and electricity. The central heating system is powered by oil, while the drainage is to a septic tank.

Parking

Integral garage and parking to front.

Characteristics

Fibre Broadband is currently connected with average download speed of approximately 450 Mbps and an upload speed of 150 Mbps. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

what3words

Every three metre square of the world has been given a unique combination of three words.

///what.three.words

Viewings

Viewings are strictly by prior appointment with GFW.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



BOUNDARY PLAN

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