

**Kimblesworth Grange, Potterhouse
Lane, DH1 5SL
4 Bed - Cottage
£639,950**

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Offering the perfect blend of charm, character and modern convenience The Granary was converted around 1997 from former farm buildings into a most impressive family home. Since this time The Granary has been further re-modelled and updated to and has still retained its original character. Brick arches, high beamed ceilings, and sympathetic decor and lighting create a cosy and comfortable atmosphere. A spacious split level entrance with 'Amtico' flooring provides direct access to the principal reception rooms as well as the cloakroom/WC. The Lounge has a contemporary feature wall mounted fireplace and French doors leading to the rear garden. A useful study and boot room are located off the lounge. The Sitting/Dining room has brick feature arches over the French doors that lead into the gardens and also has modern media unit. The breakfasting kitchen has recently been fitted with a comprehensive range of high gloss contemporary units with built in appliances and large centre island with quartz worktop. Tiled flooring and under floor heating.

The twisting staircase with natural timber and glass balustrade leads to the first floor landing and provides access to all bedrooms. The Master Bedroom has views over both the gardens and the courtyard as well as a walk through wardrobe and an en-suite shower room. All other bedrooms enjoy the facilities of a modern free standing bath and enclosed shower. The gardens are quite a stunning feature of The Granary with a full width patio leading to extensive lawns that stretch out at a slight angle towards open countryside with a gated access to a rear lane if further parking is required. The garden is extremely private and not overlooked. A particular nice feature is the large Summer House/Bar/Studio. Built to an exceptional standard the space is currently used for entertaining with a built in bar, cloaks /WC. The inner courtyard leads to a 2 storey barn style garage and there are 2 additional parking bays

LOCATION:-

Location is most definitely a key feature to this family home. Kimblesworth Grange is an exclusive development of similar link barn conversions, all unique, however in our opinion The Granary has the edge when it come to the gardens and the views! This semi-rural environment is approached from a private well maintained road surrounded by open countryside. Local facilities close at hand include the Arnison Retail Park, as well as schooling for all ages. The historic cathedral city of Durham lies 2 miles south which offers rail connections both north and south as well as easy access onto the A1 motorway

AGENTS NOTES

- * LPG central heating
- * Mains water
- * Water treatment sewerage system
- * Council tax band: E
- * EER: E46
- * Freehold

Viewings:

Via: Fine & Country Durham

Tel: 01740 645 444

email: info@wynyardfineandcountry.co.uk



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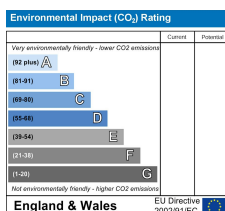
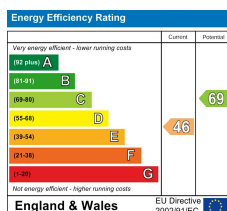
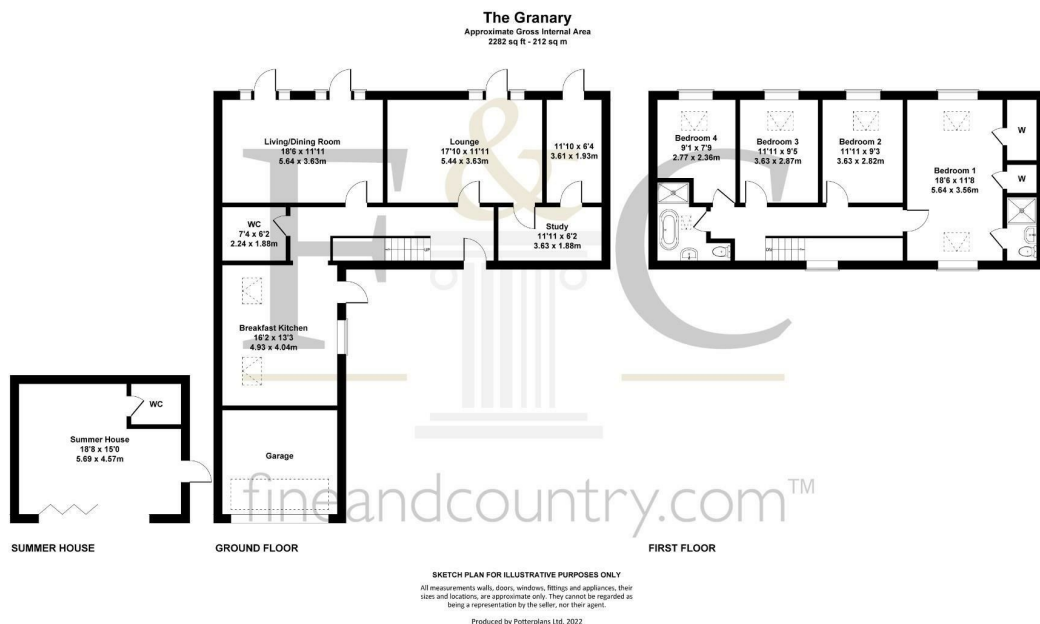
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