



East End, Sedgefield, TS21 3AU
5 Bed - House - Semi-Detached
£565,000

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East End Sedgefield, TS21 3AU

Rarely available to the market, this spacious & characterful 17th century farmhouse offers substantial accommodation throughout, perfectly positioned within the heart of the desirable village of Sedgefield. Sympathetically decorated to preserve its traditional farmhouse charm, the property has undergone significant improvements within recent years. From the welcoming porch, the impressive hallway runs the full depth of the home & leads to a generous lounge featuring a newly fitted inglenook fireplace, beamed ceiling & attractive bow window. Across the hall is a separate reception room, also benefiting from a bow window, which leads into the stunning farmhouse kitchen – the true heart of this fabulous home. Fitted with a range of wall and base units, the kitchen boasts an inglenook fireplace, beamed ceiling and Rangemaster dual-fuel cooker with extractor, creating a warm & inviting space for family & entertaining. A useful laundry/utility room & separate ground floor WC sit to the rear, whilst the hallway also incorporates a practical study area. The first floor landing boasts a beautiful, solid oak staircase & offers five generously sized double bedrooms & a modern family bathroom; offering exceptional flexibility for family living, guests or home working. Externally, the property enjoys an open aspect to the front, whilst a gated side access leads to a shared access road & substantial, extended block-paved driveway, providing parking for several vehicles. A detached double garage benefits from an electric door & useful boarded loft space with light & ladder. The rear garden (with water & electric supply) predominantly laid to lawn with a paved patio, established plant & shrub borders, greenhouse & shed. A truly special home where timeless farmhouse character meets modern family living. Only via thorough internal inspection can the space, charm, versatility & exceptional location of this remarkable residence be fully appreciated.













ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE

15'7 x 15'0 (4.75m x 4.57m)

SEPARATE DINING ROOM

14'0 x 13'11 (4.27m x 4.24m)

BREAKFASTING KITCHEN

17'1 x 15'0 (5.21m x 4.57m)

UTILITY ROOM/LAUNDRY ROOM

9'11 x 7'3 (3.02m x 2.21m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM

17'1 x 15'7 (5.21m x 4.75m)

BEDROOM TWO

11'1 x 12'3 (3.38m x 3.73m)

BEDROOM THREE

15'3 x 8'1 (4.65m x 2.46m)

BEDROOM FOUR

12'9 x 7'3 (3.89m x 2.21m)

BEDROOM FIVE

7'10 x 12'3 (2.39m x 3.73m)

FAMILY BATHROOM

EXTERNALLY

DETACHED DOUBLE GARAGE

18'5 x 15'10 (5.61m x 4.83m)

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

SECOND DISCLAIMER

FREEHOLD

EPC Rating: E

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

East Well Farm, Sedgefield, TS21 3AU

Approximate Gross Internal Area
2257 sq ft - 210 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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