



Laurel Mount, Hamsterley, DL13 3PP
6 Bed - House - with Land
Starting Bid £399,999

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For sale by Modern Method of Auction: Starting Bid Price £399,999 Plus Reservation Fee. Auction end date: 29/07/2022 1:30pm

Robinsons are delighted to offer for sale this rarely available, substantial property in extensive gardens in the idyllic village of Hamsterley, a thriving and popular village lying to the east of the A68. It supports a public house and sports social club, primary school, church, and village hall, and comprises an interesting variety of houses and cottages. Adjoining, is the renowned Hamsterley Forest which offers wonderful opportunities for recreational pursuits. The surrounding towns of Darlington, Barnard Castle and Bishop Auckland provide a further range of shopping, educational and recreational facilities.

The property consists of two dwellings, the main dwelling being a large four bedroom cottage with a two bedroomed annexed cottage to the side. Both properties require some updating but the potential they provide is enormous.

In brief the accommodation comprises to the main house: Entrance hall, large lounge, dining room, conservatory, breakfasting kitchen, utility and WC to the ground floor whilst to the first floor there are four double bedrooms, bathroom and shower room. The annexed cottage accommodation comprises: Entrance lobby, Lounge and kitchen to the ground floor whilst to the first floor there are two good sized bedrooms and bathroom. Both properties are partially double glazed and have oil central heating.

Externally the property is set in extensive cottage gardens laid to lawns and well stocked with mature shrubs, trees and flower beds. A lane to the side offers ample off street parking and leads to a detached double garage with two up and over doors, power and lighting. To side of the property there is access leading to a paddock.

EPC, Council Tax Band & Tenure TBC



MAIN HOUSE

GROUND FLOOR

Entrance Hall

Entered via a hardwood door from the front with stairs leading to the first floor and under stairs storage cupboard.

Lounge

24'0" x 16'4" (7.32 x 4.98)

A very spacious and light room with feature stone fire place and hearth housing an electric fire, single glazed bay window to the front and sliding double glazed doors to the conservatory.

Conservatory

11'4" x 8'7" (3.47 x 2.64)

Upvc double glazed with dwarf wall and patio doors leading out to the rear garden.

Dining Room

13'10" x 11'0" (4.24 x 3.37)

With feature stone fireplace housing working fire and single glazed bowed window to the front .

Breakfasting kitchen

14'4" x 11'9" (4.39 x 3.59)

Fitted with a range of farmhouse style wall and base units having contrasting worktops incorporating single drainer sink unit with mixer tap, electric cooker point, space for fridge freezer, plumbing for dishwasher, serving hatch to the dining room, tiled splash backs and uPVC double glazed window to the rear

Utility Room

9'7" x 5'1" (2.93 x 1.57)

Fitted with base units to match kitchen incorporating single drainer stainless steel sink unit, internal doors leading to both the kitchen and the conservatory, uPVC double glazed window and to the rear garden.

WC

Fitted with a low level WC, wash basin and uPVC double glazed window to the rear.

FIRST FLOOR

Landing

With feature arched, stained glass window to the rear.

Bedroom 1

14'3" x 12'10" (4.36 x 3.93)

A good sized room with single glazed window to the front.

Bedroom 2

14'2" x 12'6" (4.32m x 3.81m)

Another spacious double room with fitted wardrobes, bridging unit and dressing table and single glazed window to the front.

Bedroom 3

14'7" x 7'11" 5'5" (4.45 x 2.42 1.67)

With uPVC double glazed window to the rear offering stunning views across the rear garden.

Bedroom 4

10'11" x 9'8" (3.33 x 2.96)

With fitted wardrobes having sliding doors, loft access and single glazed window

Bathroom

Fitted with a four piece suite comprising wood panelled bath, pedestal wash basin, low level WC, bidet, tiled splash backs, wood panelling to lower walls and storage cupboard.

Shower Room

With shower cubicle having mains fed shower and fully tiled walls.

COTTAGE ANNEXE

Entrance Lobby

Entered via a timber door from the front and with stairs to the first floor.

Lounge

14'6" x 13'7" (4.43 x 4.15)

With stone fire surround housing working fire and windows to the front and side.

Kitchen

15'1" x 7'6" (4.60 x 2.31)

Fitted with a single drainer stainless steel sink unit and with window to the rear and timber door to the side.

FIRST FLOOR

Landing

With deep storage cupboard.

Bedroom 1

12'2" x 11'1" (3.72 x 3.40)

With built in wardrobe and single glazed window to the front.

Bedroom 2

9'3" x 7'9" (2.83 x 2.37)

With single glazed window to the rear.

Bathroom

Fitted with a three piece suite comprising wood panelled bath with shower over, pedestal wash basin, low level WC, tiled splash backs, storage cupboard and single glazed window to the rear.

EXTERNAL

The property is set in extensive cottage gardens. The front is mainly laid to lawns and is well stocked with mature shrubs, trees and flower beds. A lane to the side offers ample off street parking and leads to a detached double garage with two up and over doors, power and lighting. The rear garden is also mainly laid to lawns with once again and vast abundance of mature shrubs, trees and flower beds, greenhouse and timber sheds. To side of the property there is access leading along the full length of the rear garden to a paddock of just over 1 acre which is currently on a 899 year lease from the church. This land offers enormous potential for development and has previously been granted planning permission for a bungalow which has now lapsed.

Auctioneers Comments

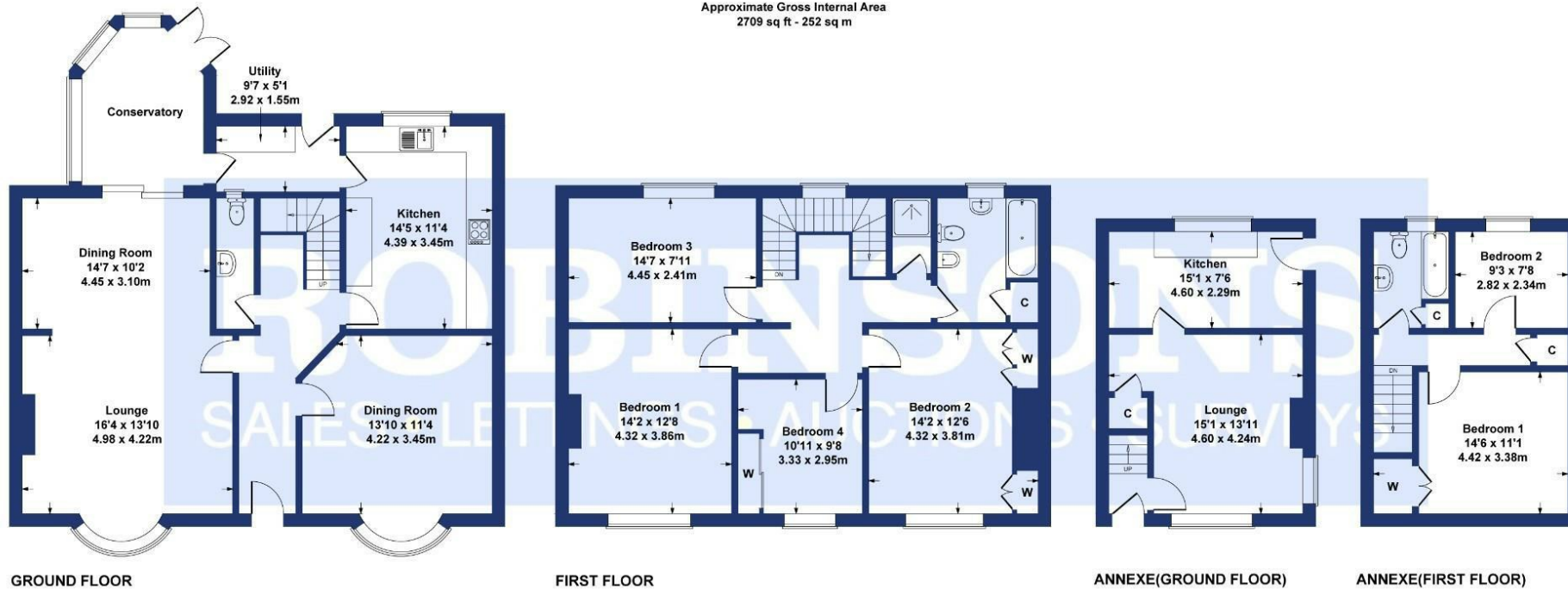
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Laurel Mount
Approximate Gross Internal Area
2709 sq ft - 252 sq m



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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