



ROBINSONS
SALES • LETTINGS • REGENCY & RURAL

IVY COTTAGE HEATH VIEW
WINGATE | TS28 5ED

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A Equestrian Paradise: Stunning 4-Bedroom Detached Bungalow with approximately 5 Acres

Welcome to your dream home, a stunning four-bedroom detached bungalow nestled on approximately 5 acres of excellent grazing land. For the first time in 49 years the property is perfectly designed for equestrian enthusiasts, this exceptional home offers a blend of luxury and functionality.

Step inside to find a beautifully appointed breakfasting kitchen, ideal for casual dining and family gatherings. The highlight of the home is the breath taking orangery, featuring a lantern roof, white high gloss tiles with underfloor heating and bi-fold doors that open to reveal the meticulously manicured gardens—an inviting space for relaxation and entertainment.

The spacious lounge, adorned with oak flooring and an open fire, provides a warm and inviting atmosphere. A cozy snug with a log burner offers the perfect retreat for quiet evenings. The master bedroom is a sanctuary in itself, complete with a dressing room and luxurious en-suite facilities. Three additional bedrooms and a well-appointed family bathroom ensure ample space for family and guests.

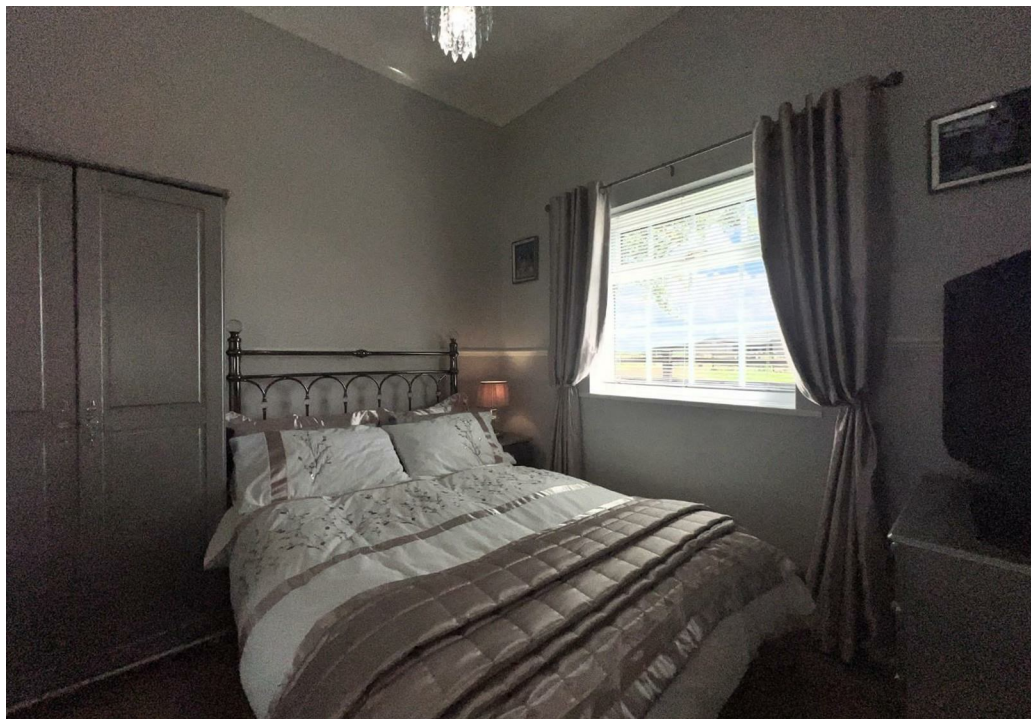
Outside, the property continues to impress. The extensive grounds include well-maintained stabling, ideal for horse owners, and a secure garage for vehicles or additional storage. The manicured gardens provide a serene backdrop, perfect for outdoor activities and leisurely strolls.

This remarkable bungalow is more than just a home; it's a lifestyle. Located in a tranquil setting yet conveniently accessible, it offers the best of both worlds. Don't miss this rare opportunity to own a slice of paradise. Contact us today to schedule a viewing and experience the beauty and elegance of this exceptional property firsthand.











AGENTS NOTES:

- * Oil fired central heating
- * Mains drainage
- * Under floor heating to sun lounge & en-suite
- * Camera Security and zone alarm system
- * Council Tax Band E £2,971 annual price
- * Freehold
- * Flood Risk: No risk
- * Broadband speed: Basic 3MBPS

LOCATION:-

Located within excellent commuting distance to all major road networks leading to Durham City, Sunderland & Teesside via the A181 and the A19

ACCESS:- VIA THE B1280, FRONT STREET, STATION TOWN. NOT VIA LANE FROM HUTTON HENRY

/// WHAT 3 WORDS: PRECISE LOCATION - carbon.encloses.solution

VIEWINGS:

Via Robinsons Regency & Rural

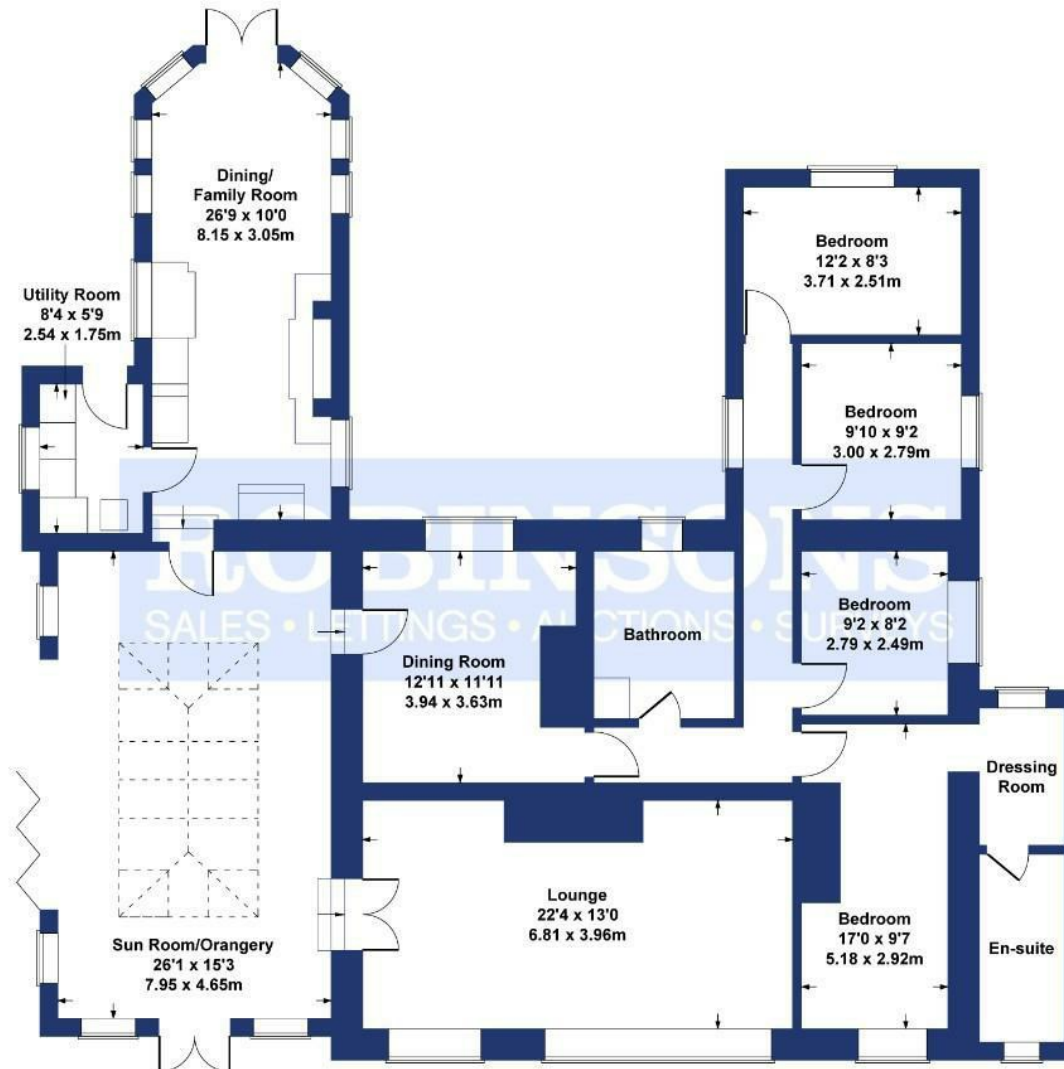
Tel: 01740 645444

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Ivy Cottage

Approximate Gross Internal Area
2013 sq ft - 187 sq m

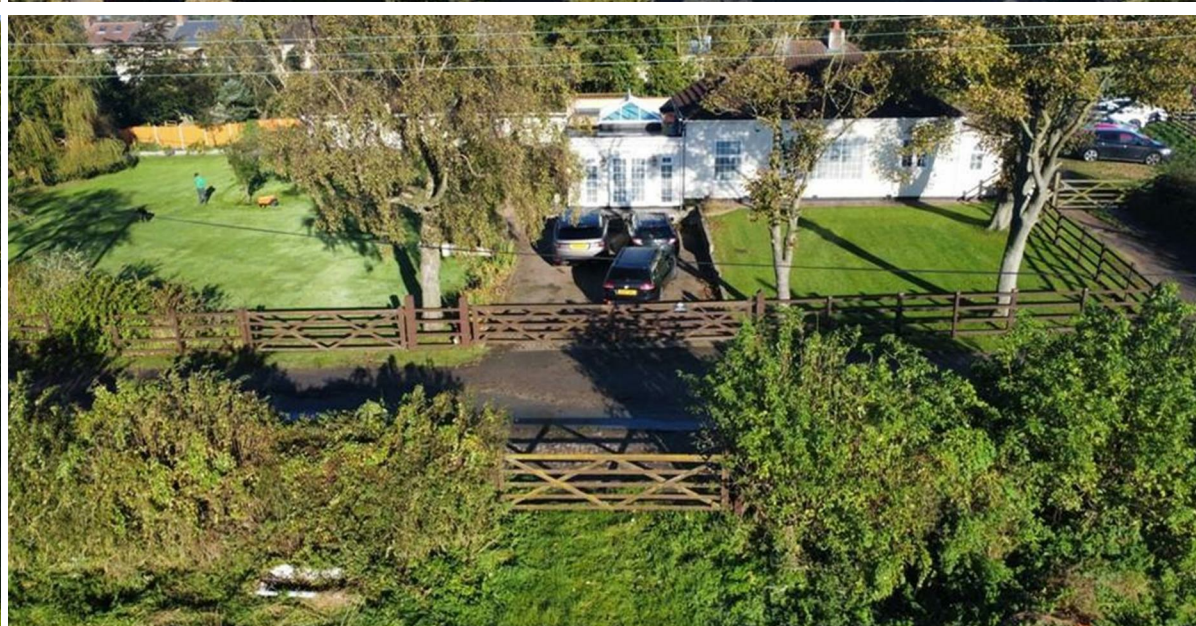


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2024

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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