



FINE & COUNTRY
Homes from Robinsons

4 HOLLYWOOD
WOLSINGHAM | DL13 3HE

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Established as a sought-after location, Holywood, in the historic Durham Dales town of Wolsingham, has matured into an exclusive and attractive development of individual homes set within a green and natural landscape.

The Sycamores is a private property with a large garden that is not overlooked and offers a true escape on the edge of an Area of Outstanding Natural Beauty.

Occupying a substantial plot that covers 0.64 of an acre, the stone property has an gated entrance, large block paved drive and parking area and triple garaging. This approach, extensive as it is, conceals a home that encompasses over 3,800sq ft of spacious living accommodation and four large bedrooms, two with en suite facilities.

The grand reception hallway defines the generosity of the space from the outset, with double doors leading into a triple aspect lounge that has French doors opening onto the garden terrace. To the other side of the house lies the similarly extensive dining kitchen and separate dining room which are perfect for entertaining. An extensive range of units in the kitchen are complemented by a contrasting centre island with granite worktops throughout and integrated appliances.

A convenient utility room is accessed from the kitchen and also leads into the garage; a separate cloakroom completes the ground floor.

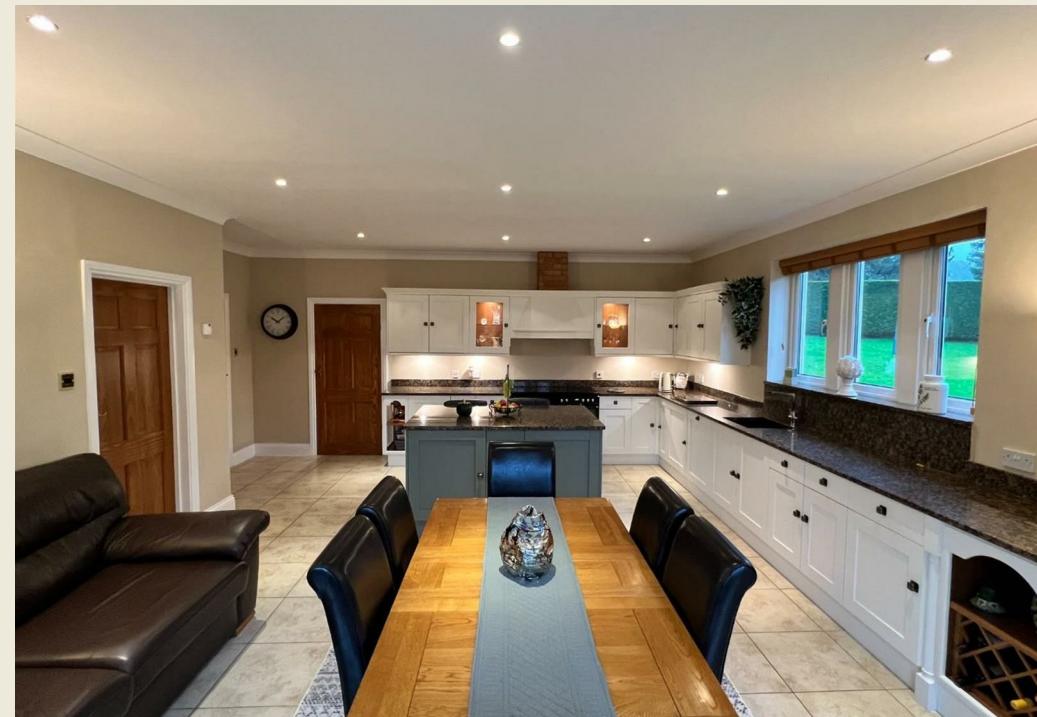
The elegant staircase turns at a large feature window overlooking the garden and leads onto a spacious landing with library or study area.

The master suite occupies the end of the house with an attractive bay window looking out over the garden and mature trees beyond, fitted wardrobes and a dressing area and a full-size en suite bathroom with a corner bath and shower.

Two further double bedrooms, that share the family bathroom, face the garden.

The largest bedroom occupies the whole space over the garage. With its own study space or walk-in wardrobe and shower room it could be an alternative master bedroom or a teenager's private suite.











CONTINUED:-

The outside space comprises a sun terrace close to the house for outdoor dining with stone steps leading down the sloping lawn, which is bordered by established shrubbery and trees.

From here, the scale of the property can be properly appreciated.

Wolsingham is a rural town with local services, shops and restaurants and offers easy access to the outdoors with walks on the doorstep. It has a primary and secondary school while the road network links to Bishop Auckland, Darlington and Durham for convenient motorway and train access to Newcastle and the South.

AGENTS NOTES:-

- * Under Floor heating to ground floor
- * Gas central heating via Mega floor system
- * Freehold
- * EER
- * Council Tax Band G - Durham
- * Gated entrance and triple garage
- * Stone built garden store with WC

VIEWINGS: -

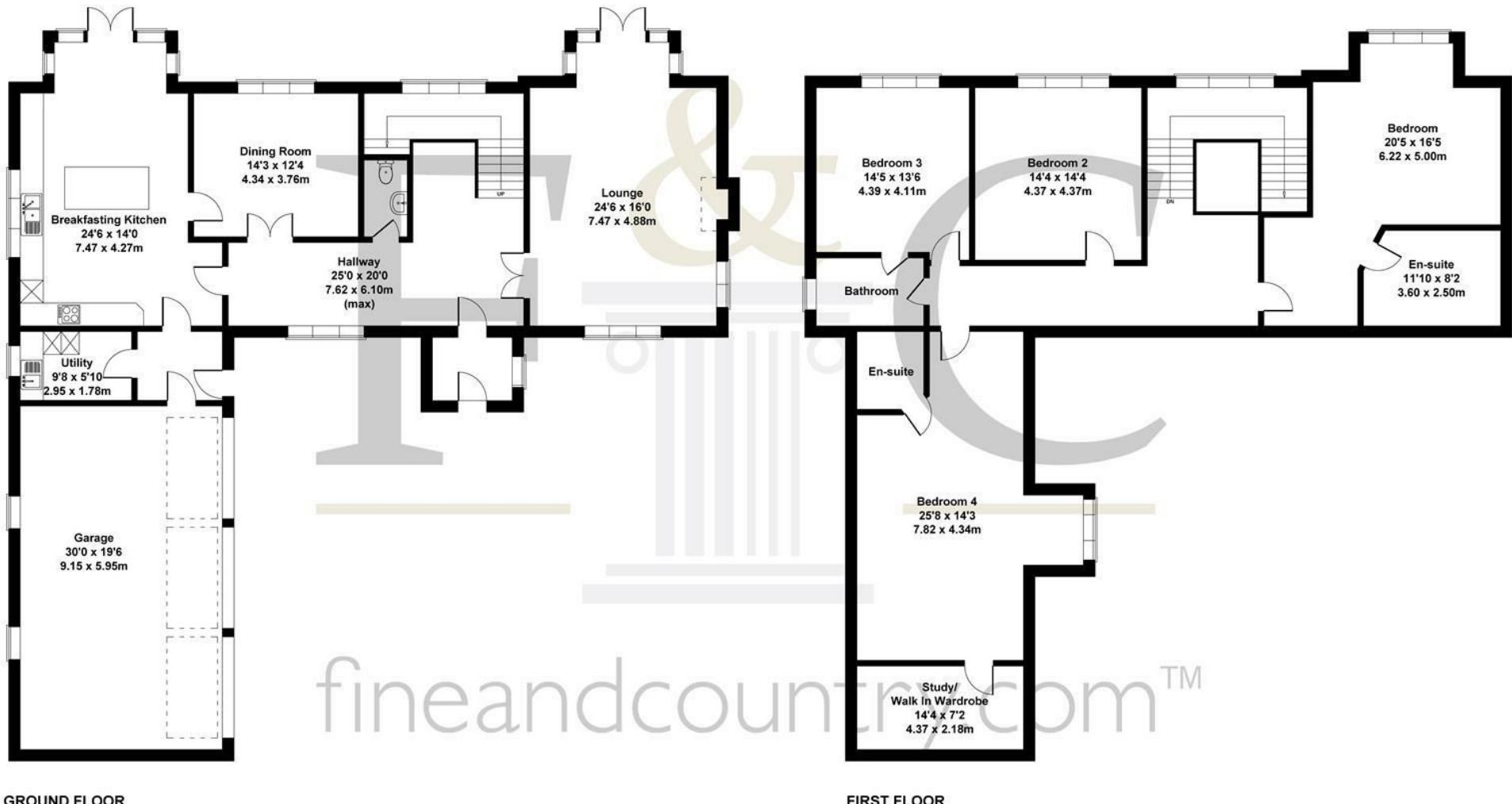
Via Fine & Country.

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The Sycamores, Holywood

Approximate Gross Internal Area
3746 sq ft - 348 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. 2023

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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