



Beacon Hill, High Street, Low Pittington, Durham, DH6 1BE
Guide Price £795,000

**Vickers
& Barrass**
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A beautifully presented four bedroom property extending in total to 3.68 acres (1.49 hectares) situated in Low Pittington offering extensive family living accommodation with beautiful mature gardens and adjoining paddock.

- Four bedroom detached family home
 - Secluded location
 - Converted stables
 - Mature garden
- Attractive location with extensive views
- Double garage with electric car charging port
- Paddocks extending to 3.26 acres (1.32 hectares)
 - Energy Performance Rating D

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www.vickersandbarrass.co.uk

LOCATION

Low Pittington is a hamlet situated to the northeast of Durham. High Pittington is close by has a primary school with further schools, shopping and recreational facilities available in Durham, less than 5 miles away. Ramside Hall is also a stone's throw from Low Pittington and the northeast coast is just a 20-minute drive from the village.

For the commuter the A1(M) and A19 are both close by and both Durham and Newcastle have east coast main line train stations with direct links to both London and Edinburgh. International airports can be found at Newcastle and Teesside.

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DESCRIPTION

Beacon Hill is a detached family home located in a secluded 3.68 acre (1.49 hectare) plot at the eastern boundary of Low Pittington. The property boasts flexible living accommodation and benefits from converted stables making a fantastic home office separate from the main accommodation.

The ground floor comprises an entrance hallway with parquet flooring and doors radiating to the living accommodation. The kitchen is fitted with a range of units with granite worktops, with the wall units having downlighting bringing additional warmth to the room. There is an Everhot range with two ovens and hot plate on top with extractor fan over. The stainless-steel kitchen sink is set within the work top with matching stainless-steel mixer tap. The kitchen has a grey tiled floor and space for dining furniture.

From the kitchen double doors open to the family room with wooden parquet flooring and an outlook to the front garden.

The living room is a spacious room with open fire set within a tiled fireplace with painted wooden surround. The room boasts a large picture window to the garden which floods the room with natural light French doors open from the living room to the south facing sunroom, with wooden parquet flooring and windows to three sides with panoramic views over the garden.

The utility room is fitted with base units with a laminate worktop and space and plumbing for a washing machine and tumble dryer. The boiler is housed in the utility room also and two doors provide access to the double garage and to the garden.

From the rear porch there is a ground floor cloakroom with WC with wash hand basin and a door from the rear porch to the kitchen.

The first floor is set within the eaves of the property. The master bedroom is a generous double bedroom with fitted wardrobes to one wall and a large storage cupboard. The bedroom also benefits from an en suite shower room tiled walls and floor an electric shower, WC and wash hand basin set within a vanity unit.

The second bedroom is another good-sized double bedroom with fitted wardrobes and window looking out over the pathway towards the fields. The third bedroom is full of character with a pitched ceiling and views to three sides of the property over the garden and surrounding countryside. The room has a built-in bookcase and shelves and has further eaves storage space.

The fourth single bedroom has stained floorboard flooring and would work well as a home office space. The room is naturally light with having two large windows and a door to the balcony overlooking the garden.

The double garage has power and light and two electric roller doors. There is an electric car charging port in the garage too.

The stables have been sympathetically converted into a home office with heating and views over the block paved courtyard. There is also a small utility space with sink and a separate WC with useful overhead storage. At the end of the stables is a useful storage shed.

The garden has been well looked after with mature shrub and tree borders, a pond with water feature and a patio area perfect for enjoying afternoon sun.

THE LAND

The property has the benefit of two grass paddocks which extend to approximately 3.26 acres (1.32 hectares) suitable for grazing and having a mainly post and wire fence boundary. There is roadside access to the land via a five-bar wooden gate and it can also be accessed via the garden. Within the 3.26 acres there is approximately 1.23 acres of woodland fenced off from the land.

SERVICES

The property is served by mains electricity, mains water, mains gas and drainage systems.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 59.

COUNCIL TAX BAND

Durham County Council Tax Band G.

MATERIAL INFORMATION

We understand that the property does have access to a standard broadband connection and generally good mobile phone signal in this area.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

COSTS

Each party is to bear their own costs.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.



LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – February 2024

Photographs taken – February 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

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The Vendors reserve the right to amalgamate, withdraw or generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

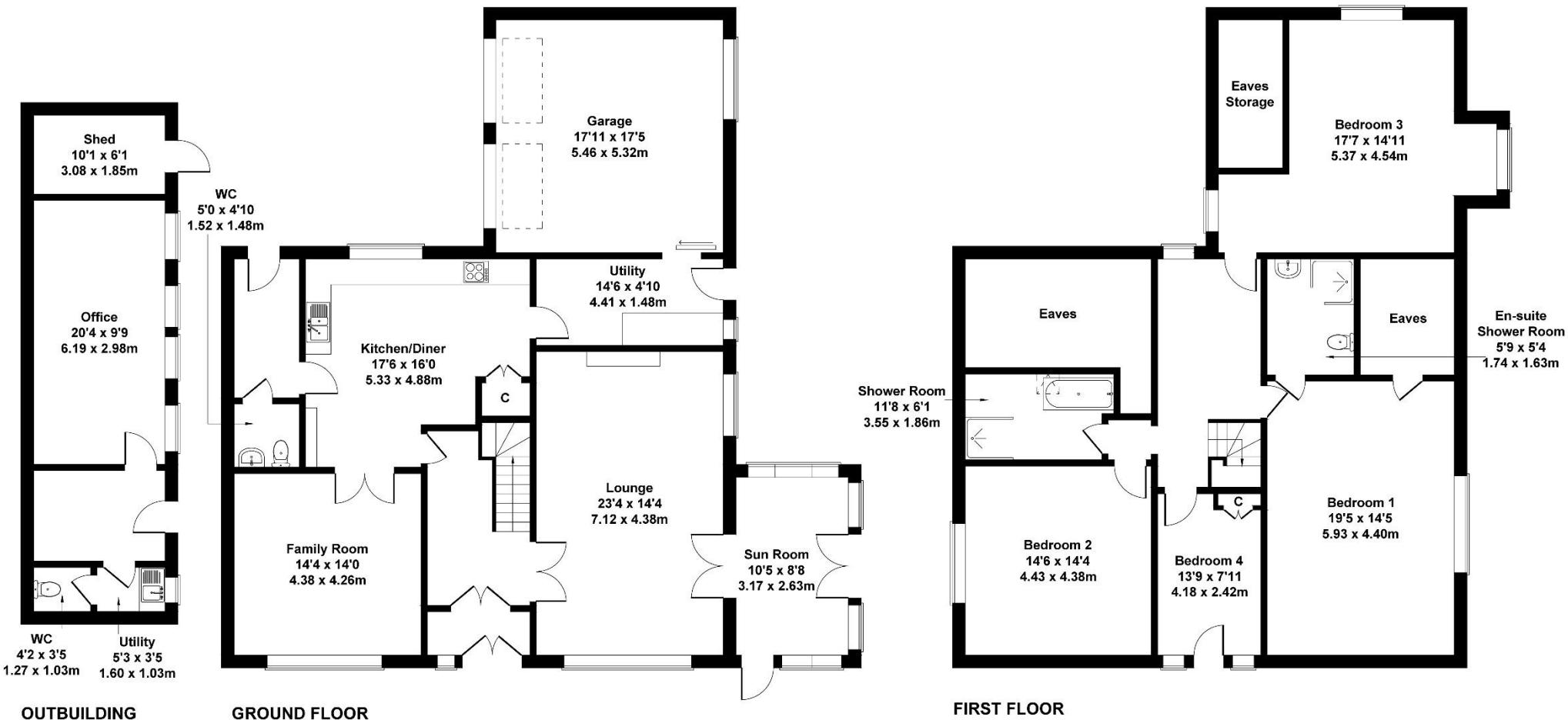
The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





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Approximate Gross Internal Area
3283 sq ft - 305 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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	59 D	
21-38	F		
1-20	G		

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