



## The Village, Castle Eden

EXCLUSIVE RESIDENCE WITH COMMERCIAL APPROVAL IN THE ENCHANTING VILLAGE OF CASTLE EDEN ... Hunters are delighted to be offered the rare opportunity to market "Avalon", situated within this picturesque sought after historical country village with the added advantage of commercial approval and secure standage for numerous vehicles within the extensive grounds and larger than average detached garage/workshop building. Historical records indicate that Avalon was sympathetically converted from the village school which was gifted by the Burdon family to the village in 1870 and subsequent alterations have created a spectacular residence which absorbs traditional features with modern tones over a floor area of 245 square metres. The accommodation briefly comprises of a wonderful entrance lobby and cloakroom, two formal reception rooms, a breakfast kitchen, four double bedrooms and en-suite facility, a family bathroom and a significant attached office area which could be integrated into the residence for a variety of purposes. Externally, the property provides an abundance of parking which has had commercial approval and an awe inspiring 14.56m x 7.60m garage workshop. EPC: E, Council Tax Band F. For additional information and viewings please contact your local Hunters office situated in the Castle Dene Shopping Centre.

**£650,000**

**Council Tax: F**





# The Village, Castle Eden

## DESCRIPTION

### Agents Summary

Hunters are delighted to be offered the rare opportunity to market "Avalon", situated within this picturesque sought after historical country village with the added advantage of commercial approval and secure standage for numerous vehicles within the extensive grounds and larger than average detached garage/workshop building. Historical records indicate that Avalon was originally a school that was gifted by the Burdon family to the village in 1870. The Burdon Family at that time resided in the stately Castle Eden manor house built by Rowland Burdon in the 18th Century, probably on the site of a medieval castle mentioned in a 12th century document to which Castle Eden has originated its name. 'Eden' may have come from the old English word for 'God's Valley' due to the picturesque woodland now classified as the Castle Eden Dene nature reserve, which meanders from the picturesque Castle Eden Golf Course, past the grounds of the castle and the charming Church of St James, culminating at the coast. The tranquil village of Castle Eden is suitably located within accessible reach of the historic vibrant City of Durham and the A19 which interlinks with all of the regions major conurbations. The CCTV and security alarms integrated into the residence will be provided to the fortunate new owners as part of the sale. Avalon's alluring exterior and inspiring interior have been carefully designed around the captivating old school features with beautiful vintage wood flooring flowing throughout the receptions, an inspiring entrance foyer and a delightful log burning stove.

### Entrance Lobby

Double glazed doors provide accessibility into the vestibule which encompasses further traditional partially glazed doors into the breath-taking lobby with the original Canadian red cedar flooring sweeping into the lounge through a glazed facade with french doors complimented with exposed roof features, a delft rack, radiator and a storage cupboard.

### Cloakroom

This useful facility incorporates a pair of double glazed windows overlooking the front grounds, a low level W/c, pedestal hand wash basin, tiled flooring and radiator.

### Lounge

19'10" x 17'1"  
Situating at the front of the residence the principle reception room exudes an authentic yet contemporary ambience with captivating wood flooring flowing from the lobby culminating at a wonderful fireplace inset with a log burning stove. Accompaniments include two radiators, double glazed windows overlooking the front grounds and a further double glazed window set to the side of the property providing picturesque country views across the farmers fields. A glazed oak door opens into the spectacular dining room.

### Dining Room

17'7" x 16'7"  
Nestled towards the rear of Avalon, this extraordinary further reception room features a continuation of the authentic wood flooring from the lounge complimented with a delft rack, two radiators and three double glazed windows presenting outstanding views across the countryside.

### Breakfast Kitchen

14'7" x 13'0"  
Located adjacent to the dining room at the rear of the residence, this delightful room features a wealth of wall, floor and partially glazed display cabinets finished in oak with shaker style handles and contrasting work surfaces integrating a one and a half bowl stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window offering views across the private rear gardens. Additional attributes include an electric hob positioned below a contemporary brushed steel extractor canopy, an elevated dual oven, a concealed fridge and freezer, plumbing for an automatic washing machine, an integrated dishwasher and radiator. The room is enhanced with period style tiled flooring complimented with an eye catching authentic arched opening leading into the rear porch and two partially glazed internal doors opening into the lobby and dining room respectfully.

### Inner Hallway

16'9" x 7'4"  
This delightful area could provide a useful space for a variety of purposes, currently facilitated as a reading nook, the room continues with the natural wood flooring from the lobby which provides a most nostalgic ambience.

### Master Bedroom

17'9" x 17'8"  
The impressively proportioned master bedroom is further enhanced with the convenience of an en-suite facility, two radiators and two double glazed windows offering lovely views across the front grounds towards the stone boundary walling.

### En-Suite

The pleasant en-suite facility incorporates a four piece suite comprising of a chrome finished glazed shower enclosure complete with a Mira electrical shower, a low level W/c, bidet and pedestal hand wash basin. Further accompaniments include a radiator, tiled flooring with partial wall tiling and a frosted double glazed window to the rear elevations.

### Second Bedroom

19'9" x 10'6"  
Featuring impressive proportions accustomed in such individualistic properties as Avalon, the second bedroom offers views across the rear gardens through double glazed windows, a radiator and attractive laminated flooring.

### Third Bedroom

15'5" x 13'10"  
Located adjacent to the second bedroom towards the rear of the property, the third impressively proportioned bedroom features a radiator and a double glazed window overlooking the central patio accessed via the rear porch adjoining the kitchen.

### Fourth Bedroom

12'0" x 10'10"  
Placed at the front of the home and accessed via the lobby, this unusually larger than average fourth double bedroom offers views across the gardens through double glazed windows, a radiator and an authentic exposed roof structure.

### Family Bathroom

10'0" x 7'11"  
This delightful bathroom encompasses a four piece white suite comprising of a chrome finished glazed shower enclosure complete with an electric Mira shower, a corner panel bath finished with shower mixer tap fittings, a low level W/c and pedestal hand wash basin. Accompaniments include tiled flooring and partial wall tiling, a radiator and double glazed frosted widows set to the rear of the residence.

### Office Space

21'2" x 15'1"  
Part of the unique attributes of Avalon, the current owners sought the approval for commercial use of the residence and facilitated a larger room, previously used as a gymnasium, into an office area suitable for the introduction of four workstations accommodating the staff required for their vehicle business. The sizable office space features a pair of double glazed external doors which open into the front grounds and an additional double glazed window to the rear.

### Garage / Workshop

47'9" x 24'11"  
Providing a formidable and rare accompaniment to the residence, this magnificent garage was adapted from the old school carpentry workshops into an exceptionally large area for car maintenance or indeed secure vehicle standage. The garage features various electrical outlets, a convenient electric roller garage door and two secure storage rooms. The vendors were careful to retain the aesthetic character of the building and opted to conserve the original metallic windows which encircle the garage and to keep the old school blackboard which provide a nostalgic ambience.

### Outdoor Space

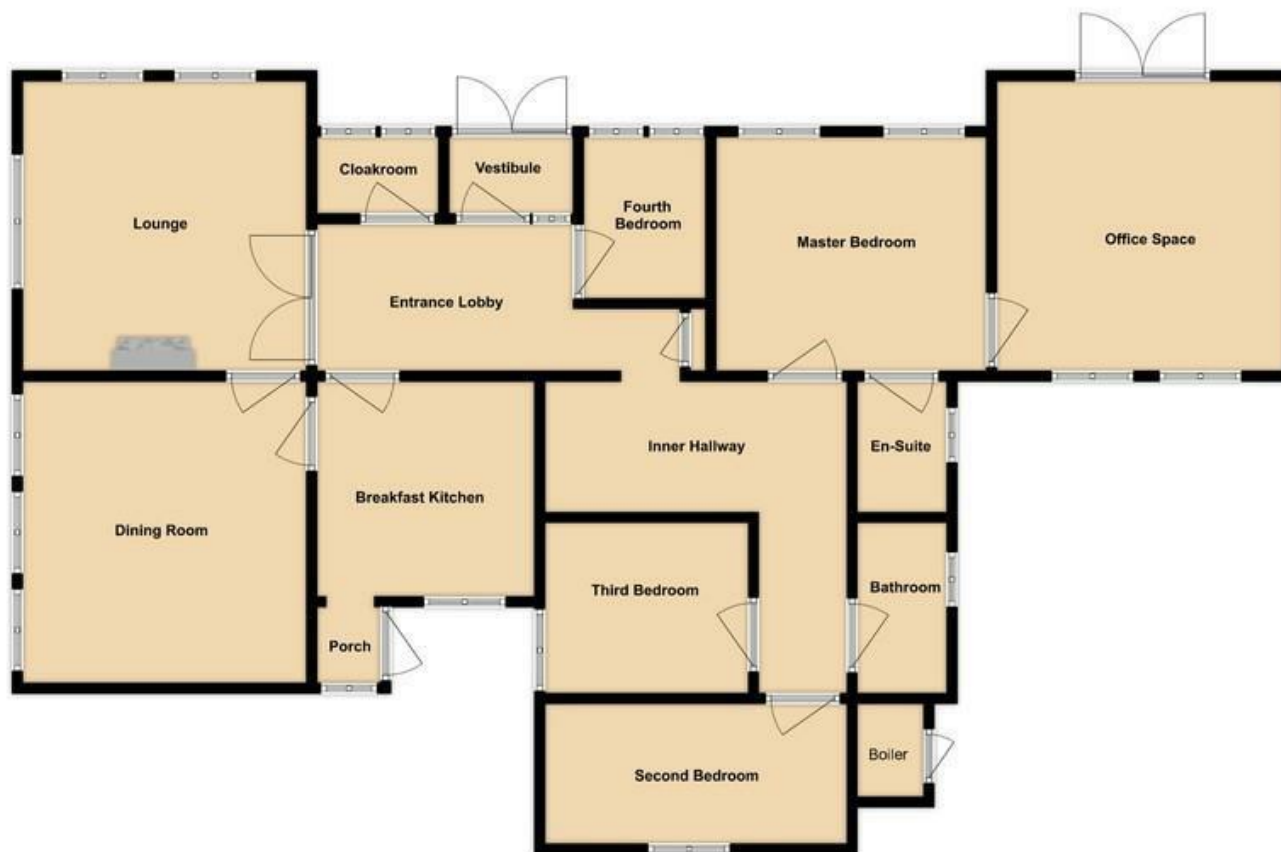
Positioned within its own grounds Avalon offers a splendid yet unusual situation where the property has approval for commercial use, perhaps due to the extensive secure parking facilities and the surprisingly larger than average garage / workshop. Towards the front, wonderful lawned gardens are intersected with a pathway and various mature shrubs notably an attractive cherry blossom, known locally for its lovely appearance in the spring and a double parking facility which leads from the gated entrance and flows towards the rear of the residence. At the rear, there is a further gated entrance from a small access lane to the side of Avalon and the gardens have been landscaped for a more low maintenance aspect with an appealing gravelled courtyard area and a delightful paved patio, ideal for entertaining guests and family functions in the warm summer months.





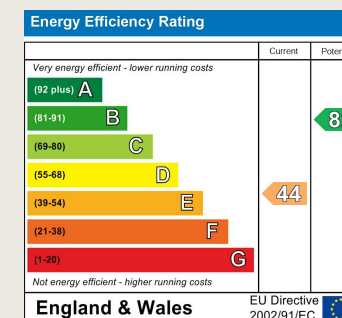






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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