

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Thorpe Road

Peterlee, SR8 3UB

Price £395,000



RESIDE IN THE LAND OF THE PRINCE BISHOPS - Hunters are delighted to present to the market this exclusive three/four bedroom detached period residence offering the charm, sophistication and inspiring gardens associated with rare properties of this nature. "The Mount" is positioned in a premium position within this popular village centred around the historical village green which embellishes the village ambience. The accommodation briefly comprises of an inspiring entrance hallway leading to the beautiful gallery landing, a cloakroom, drawing room / fourth bedroom, a lovely principle lounge with patio doors opening into the southerly facing gardens, a dining room and a conservatory. To the first floor there are three well appointed bedrooms and the family bathroom. Externally, the spectacular mature gardens are intersected with meandering pathways and lawns culminating at the detached double garage and extensive driveway. For further information please contact your local Hunters office situated in the Castle Dene Shopping Centre in Peterlee. EPC: D. "No Onward Chain"



Agents Notes 0'0" x 0'0" (0 x 0)  
An administrative centre for the Prince Bishops of Durham in times gone by, this ancient village has developed around the attractive village green and St.Mary's church. Ideally positioned for commuting to the larger regional conurbations, the village is only situated 2 miles from a stunning award winning coastline, beautiful countryside and local shopping facilities including Dalton Park outlet shopping / leisure complex situated a short drive away in Murton and within reach of the attractive coastal town of Seaham with its variety of shops and harbour front, not to mention the beautiful historic City of Durham and the vibrant Hartlepool Marina which regularly hosts the widely acclaimed Tall Ships race.

Entrance Hall 0'0" x 0'0" (0 x 0)  
Certainly a grand entrance hallway which denotes the individualistic nature of the residence providing an abundance of traditional features including an attractive bay recess incorporating a double glazed external entrance door with adjoining double glazed windows complimented with a beautiful newel posted spindled staircase cascading from the impressive first floor gallery landing area. Additional attributes include eye catching original internal doors leading into the drawing room, lounge, dining room and the useful ground floor cloakroom.

Cloakroom W/c 0'0" x 0'0" (0 x 0)  
Situating from the entrance hallway this useful room features a low level W/c and an elevated hand wash basin, a radiator and tiled flooring.

Lounge 11'3" x 14'9" (3.42 x 4.5)  
This impressively proportioned principle reception room is located on a south facing setting with views across the beautiful gardens through a pair of double glazed patio doors, which facilitate convenient access onto the exterior patio. The reception exudes an authentic ambience with a central fireplace inset with an eye-catching cast iron tiled insert complimented with a delft rack which flows around the room.

Drawing Room \ Bedroom Four 9'9" x 14'8" (2.97 x 4.46)  
Located at the side of the residence the drawing room has been used as a fourth bedroom in the past and features two double glazed windows overlooking the private gardens and a lovely traditional timber fire surround accompanied with a tiled back, hearth and living flame gas fire.

Dining Room 11'1" x 11'7" (3.39 x 3.52)  
Positioned off the entrance hallway and nestled adjacent to the lounge and the breakfasting kitchen, the dining room offers a selection of wonderful traditional internal doors and impressive south facing views across the rear enclosed gardens.

Breakfasting Kitchen 10'11" x 14'1" (3.33 x 4.28)  
The area has been upgraded with an extensive selection of wall and floor cabinets finished in a light beech colour and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window providing lovely views of the rear gardens. Further attributes include an oven and gas hob beneath an elevated brushed steel extractor canopy, an integral automatic dishwasher, convenient tiled floor, further double glazed window overlooking the front forecourt and an external door offering accessibility into the canopied patio which leads to the conservatory and double garage.

Conservatory 9'0" x 9'6" (2.75 x 2.89)  
A lovely retreat from the main residence accessed via the canopied patio leading from the breakfasting kitchen, this splendid additional reception room incorporates a tiled floor and double glazed windows accompanied with a double glazed access door.

Gallery Landing 10'8" x 14'8" (3.26 x 4.46)  
Located at the top of the inspiring traditional staircase, the stunning gallery landing emanates a nostalgic ambience which is concurrent throughout the residence, with a breath-taking spindle balustrade, exposed timber facades and lovely traditional internal doors opening into the three further bedrooms and the family bathroom.

Master Bedroom 9'11" x 14'10" (3.02 x 4.52)  
A delightful double bedroom which provides a dual aspect with double glazed windows offering elevated views across the south facing rear gardens and the front forecourt. Further attributes include a useful fitted double wardrobe and a radiator.

Second Bedroom 11'6" x 12'6" (3.5 x 3.8)  
The second well appointed double bedroom offers spectacular elevated views over the rear gardens through double glazed windows and a wonderful fitted mirror wardrobe to the extent of an entire wall.

Third Bedroom 6'8" x 10'2" (2.04 x 3.09)  
A lovely bedroom facilitating attractive views towards the rear gardens, the third bedroom also features a useful selection of fitted cupboards and wardrobes.

Bathroom 5'3" x 11'7" (1.6 x 3.52)  
The family bathroom is set adjacent to a useful linen cupboard on the landing and features a panel bath , a pedestal hand wash basin and a low level W/c. Accompaniments include two double glazed windows and a radiator.

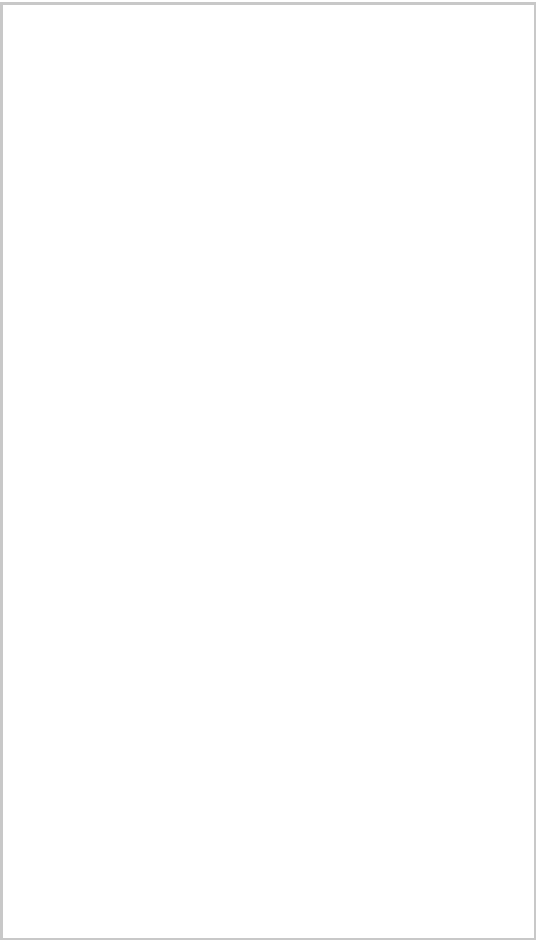
Double Garage 19'3" x 19'11" (5.87 x 6.07)  
A larger than average fabulous secure parking facility encompassing an electric garage door opening into the front forecourt and also providing accessibility into the canopied patio located at the rear of the residence joining with the conservatory and the breakfasting kitchen.

External  
At the front of this magnificent residence the expansive drive leads to the double garage and a gate provides an entry point into spectacular south facing mature gardens which encircle the home. The private gardens, which are ideal for families and clients with a flair for the outdoors comprise mostly of meandering pathways leading from beautiful patios through lawns, mature shrubs and hedgerow culminating at a wonderful block paved area accessed via the double doors from the lounge, which flows across the rear of the residence to the conservatory. Hidden in an inconspicuous area of the garden lies an enchanting vegetable garden with individual boarders, a greenhouse and a variety of fruit trees.

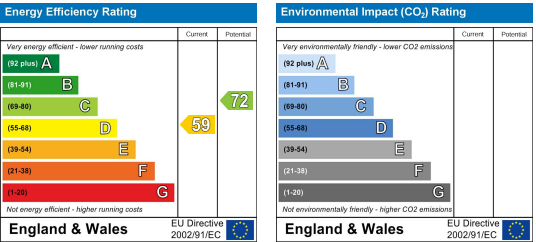
## Area Map



## Floor Plans



## Energy Efficiency Graph



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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