

# HUNTERS®

HERE TO GET *you* THERE



## Low Row

Easington Village, SR8 3AU

£700 Per Calendar Month



RESIDE IN THE LAND OF THE PRINCE BISHOPS... Hunters are delighted to present to the market this niche bespoke period property which has been tastefully transformed from an iconic landmark, into what we believe to be, one of County Durham's most prestigious residences nestled in a prime position overlooking The Village Green within this ancient village dating back as early as the 8th century, administered by English Heritage as a conservation area. This unique property briefly comprises of an open plan lounge through dining kitchen, a wonderful master bedroom with beamed ceilings and a striking shower room to the first floor. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.



### LOUNGE 13'9" x 18'11" (4.19 x 5.77)

The bespoke nature of this niche detached cottage residence encapsulates the traditional character and blends it together with a spectacular contemporary edge. Entrance into the Coach House is gained via the main inner courtyard for High Green Court, through the attractive old brickwork into the awe inspiring lounge. Two full length feature double glazed panel windows accompany the external door and together with a further double glazed window permit an abundance of natural light into the impressive floor area. The principle reception is of an open plan nature with the kitchen and features a newel posted spindle staircase to the first floor landing area complimented with attractive floor coverings, a useful understairs cupboard and a radiator.

### KITCHEN

The wonderful array of contemporary wall and floor cabinets finished in alternative white and Oak colours compliment the niche character of the cottage and integrate a halogen hob situated beneath an elevated black extractor canopy, an elevated brushed steel oven and plumbing for an automatic washing machine. Further attributes include a stainless steel sink complete with mixer tap fitments, a radiator and a full length cupboard to conceal a fridge freezer.

### FIRST FLOOR LANDING

Positioned at the top of the attractive staircase from the lounge, the charming landing area features a newel posted spindle balustrade, loft access and doors opening into the inspiring master bedroom and lavish shower room W/c.

### SHOWER ROOM 6'2" x 6'6" (1.87 x 1.98)

This fabulous facility has been finished with a sumptuous contemporary suite comprising of a chrome etched double shower enclosure with glazed screens, the appealing wood grained finish to the vanity area compliments the suite perfectly and integrates a concealed flush low level W/c accompanied with an elevated curved hand wash basin finished with polished chrome mono-block tap fitments and a useful cupboard. Further attributes include an eye catching chrome ladder style radiator, exquisite floor and partial wall tiling and an enchanting frosted double glazed window.

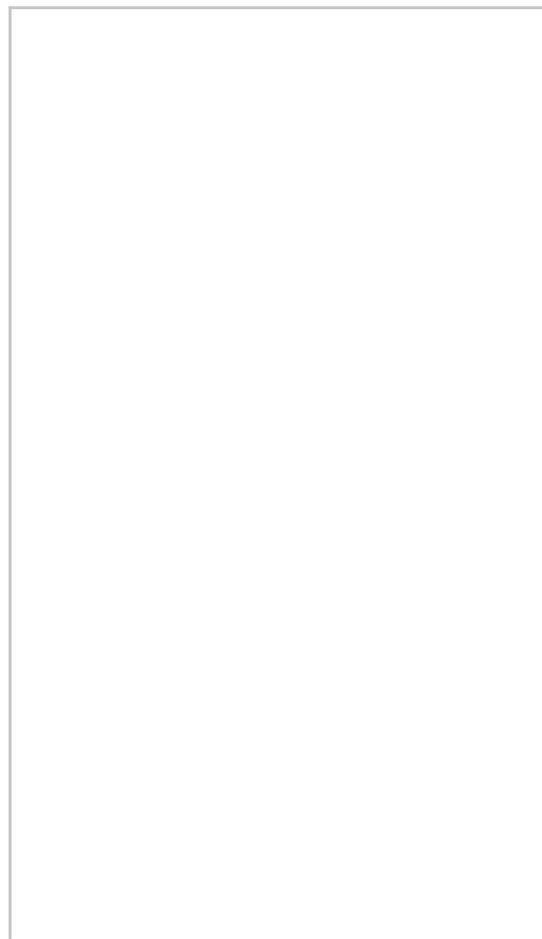
### MASTER BEDROOM 12'3" x 13'10" (3.73 x 4.21)

The awe inspiring larger than average master bedroom exudes a stylish blend of contemporary flavours with a traditional edge, incorporating sloping beamed ceilings and a radiator complete with two feature niche windows looking onto the inner courtyard.

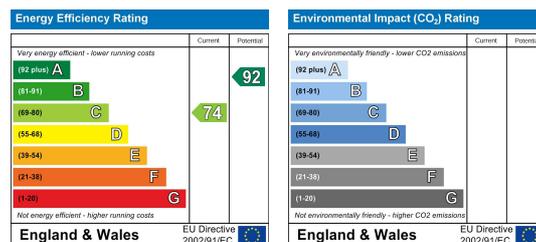
### Area Map



### 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.