

# HUNTERS®

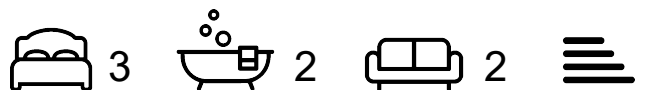
HERE TO GET *you* THERE



## Windlestone Park

Ferryhill, DL17 0LZ

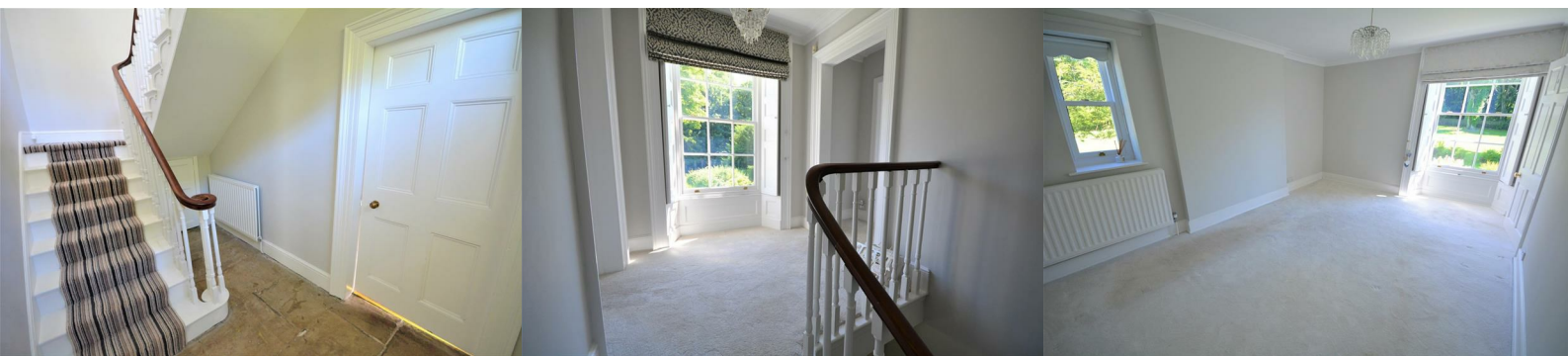
Price £490,000



"Egan House" is a stunning stone-built, three bedroomed, residence set within an acre and a half private plot of well maintained gardens. This Grade II Listed Georgian family home has been tastefully modernised whilst maintaining a lot of its original features and character.

This property was understood to be originally the butlers residence, part of the historic Windlestone Hall Estate, now owned by the Windlestone Park Estate Preservation Trust and previously the birthplace and family home of England's former prime minister, Sir Anthony Eden. Located only approx. 1.5 miles from Rushyford, approx. 4 miles from Bishop Auckland and approx. 5.5 miles from Newton Aycliffe, there are a range of amenities nearby, offering access to supermarkets, popular high street retail stores, primary and secondary schools as well as cafés, restaurants, healthcare services and leisure facilities. Set back on a private road leading to the A689 allows for easy access to the A1(M) both North and South, whilst there is also a bus service which provides access to the neighbouring towns and villages.

In brief this beautiful property comprises; an entrance hallway, living room, dining room, kitchen, utility room and shower room to the ground floor, whilst the first floor accommodates two king sized bedrooms, a single bedroom and bathroom. Externally this property is accessed via a private road, leading to double gates which open onto the large tarmac driveway providing plenty of parking. There is a single detached garage/workshop for secure storage or additional parking. The extensive gardens surrounding this traditional family home have been well maintained, including an original Italian Renaissance Garden which incorporates water features with stone borders and evergreen hedging. Large areas are laid to lawn, there are well stocked flower beds and established shrubs, plants and trees.





Welcoming main entrance hallway with original flagstone flooring leading through to the two reception rooms and staircase ascending to the first floor.

The living room is another spacious reception room fitted with wooden flooring, a traditional fireplace with inset multi fuel burning stove and a deep bay window with original shutters overlooking the garden.

The dining room is spacious and bright, fitted with the original flagstone flooring, a traditional fireplace with log burner, storage cupboard and deep bay window with its original wooden shutters overlooking the garden.

The kitchen has been fitted with a modern range of cream wall drawer and base units, complimenting work surfaces, sink/drain unit, integrated dishwasher and fridge/freezer. Space for a free standing range cooker. Deep bay window to the front as well as window to the side.

The utility has further space for appliances including a washing machine and tumble drier and fitted with a worktop for storage.

The ground floor shower room is fully tiled and fitted with a walk in shower with glass screen, vanity wash basin unit, chrome heated towel rail and low level WC.

Bright and airy landing fitted with a large sash window overlooking the garden, wooden balustrade and allows for access to the three bedrooms and bathroom.

The master bedroom is a spacious king size with dual aspect windows, the rear is a deep bay with original wooden shutters.

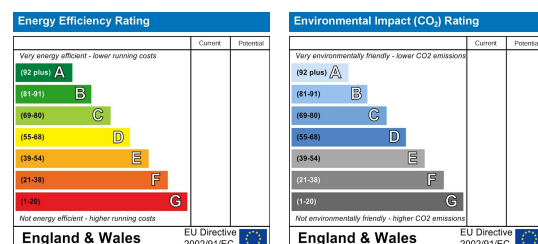
The second bedroom is another generous king size with deep bay window overlooking the garden and fitted with its original wooden shutters.

A single bedroom with window to the front elevation, this room could be used as a home office or study.

The bathroom has been fitted with a low level WC, wash hand basin vanity unit and panelled bath with overhead shower.

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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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