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Station Houses New Coundon, Bishop Auckland, DL14 8QD

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Price £625,000

A unique opportunity to purchase this remarkable detached house, formerly a train station, it offers a unique blend of history and modern living. Dating back to the 19th century, this historic building has been thoughtfully maintained, preserving its character while providing ample space for contemporary family life. Set on an expansive one-acre plot, the grounds comprises; large lawned gardens as well as seating ideal for outdoor furniture. The property also feature a four car garage and hardstanding area which provides further utility, with potential for commercial use, as the property previously had planning permission for such purposes.

The property is positioned on the outskirts of Bishop Auckland, providing easy access to a range of local amenities such as supermarkets, schools, restaurants, popular high street retail stores as well as healthcare services. There is an extensive public transport system in the area providing regular access to Durham, Darlington and Newcastle. Both the A688 and A689 are nearby, ideal for commuting.

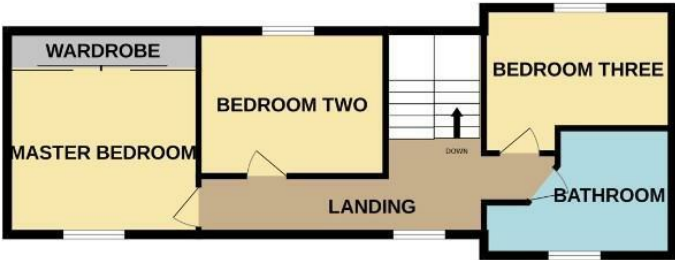
In brief the property comprises; an entrance hall leading through into the living room, dining room, further reception room, garden room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally the property is set on an extensive plot, with lawned gardens surrounding the property, with well established perimeter borders and patio areas ideal for outdoor furniture. There is also a large hardstanding area providing secure off street parking, along with the four car garage which has been built to building regulations to provide potential for conversion into further living accommodation.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Living Room

15'8" x 11'9"

Bright and spacious living room, providing ample space for furniture, neutral decor, multi fuel stove and dual aspect windows providing lots of natural light.

Kitchen

22'11" x 13'7"

The kitchen is fitted with a contemporary range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainage unit. Benefiting from integrated appliances; including an oven, induction hob, extractor hood, fridge/freezer and microwave. There is a separate utility cupboard providing additional storage along with space for a washing machine.

Dining Room

12'11" x 11'10"

The dining room is another good size reception room, with space for a dining table and chairs, further furniture and two windows providing lots of natural light.

Reception Room/Bedroom Four

12'11" x 12'1"

A further reception room which could be utilised as a family room or a further bedroom.

Garden Room

27'10" x 8'6"

The garden room is a great addition to the property, providing a further seating area with views overlooking the garden.

Cloakroom

8'2" x 3'3"

Fitted with a WC and wash hand basin.

Master Bedroom

12'0" x 10'9"

The master bedroom provides space for a king sized bed, further furniture, with built in wardrobes and window to the front elevation.

Bedroom Two

11'9" x 9'2"

The second bedroom is a double bedroom with window to the rear elevation.

Bedroom Three

11'9" x 7'6"

The third bedroom is another double bedroom with window to the rear elevation.

Bathroom

7'6" x 7'3"

The bathroom has been newly fitted with a free standing bath, walking in shower, WC and wash hand basin.

External

Externally the property is set on an extensive plot, with lawned gardens surrounding the property, with well established perimeter borders and patio areas ideal for outdoor furniture. There is also a large hardstanding area providing secure off street parking, along with the four car garage which has been built to building regulations to provide potential for conversion into further living accommodation.

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. 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.



