

The Old School House Granville Terrace, Binchester, Bishop Auckland, County Durham, DL14 8AT

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Price £560,000

Set within an impressive plot is this five bedroomed Edwardian stone detached family home, former home of the headmaster of Binchester School, with many original features and boasting a superb garden with a further piece of land spanning approx. 3 acres (possibility of a further 2 acres) with three quality stables and mains water ready to use. Planning permission has also been granted for an all weather surface to be implemented in front of the stable-block. With stunning open countryside to both the front and rear elevations and having close access to the Auckland Way which is a designated bridle way and within close proximity to ancient woodland. Binchester is located approx 3 miles from Bishop Auckland town centre and 3.7 miles from Spennymoor, which allows for access to a range of amenities, from supermarkets, retail stores, food outlets and both primary and secondary schools. There is an extensive public transport system in the area providing access to not only the surrounding towns and villages, but to further afield places such as Darlington, Durham, Newcastle and York.

In brief, the property comprises; an entrance hall leading into the living room, sitting room, kitchen, dining room and cloakroom to the ground floor. The first floor consists of the master bedroom, four further bedrooms and family bathroom. Externally to the front there is a beautifully landscaped garden, mainly laid to lawn with patio spaces ideal for outdoor seating and furniture, paved pathways and perimeter borders hosting an array of well established plants, shrubbery and mature trees. There is also a large block-paved driveway allowing parking for multiple cars. To the rear, there is a further large lawned garden, meticulously maintained with hedged borders, and further mature plants and trees. Gated access from the side lane leads to the additional land at the rear hosting the three stables, mains water and spanning approx. 3 acres.

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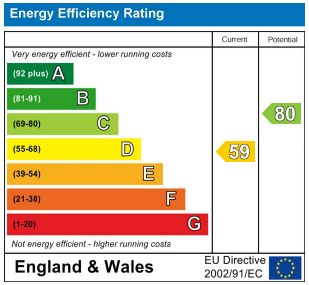
GROUND FLOOR

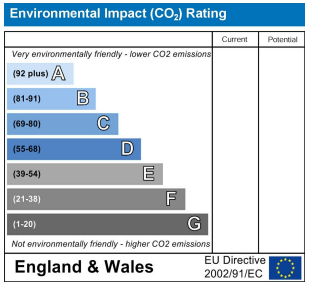


1ST FLOOR



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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Living Room
15'3" x 14'9"
Bright and spacious living room located to the rear of the property offering plenty of space for furniture with neutral decor, feature fire surround and sliding doors leading into the garden.

Dining Room
13'9" x 12'11"
Adjacent to the kitchen, the dining room provides space for a table, chairs and further furniture with feature inset fireplace and space for a log burner, neutral decor and window the front elevation.

Kitchen
19'0" x 8'11"
Modern kitchen fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks and sink/drainer. Integrated washing machine, dryer and dishwasher. Space is available for a range style cooker along with further free standing appliances.

Sitting Room
13'6" x 12'8"
Another large reception room with lots of space for furniture, feature fire surround and large window to the rear elevation.

Cloakroom
5'4" x 4'11"
Ground floor cloakroom fitted with WC and wash hand basin.

Master Bedroom
15'1" x 13'1"
Generously sized master bedroom with space for a king-sized bed and further furniture, fitted wardrobes, neutral decor and window to the rear elevation.

Bedroom Two
14'0" x 9'10"
A second large double bedroom with room for a king-sized bed and further furniture and window to the front elevation.

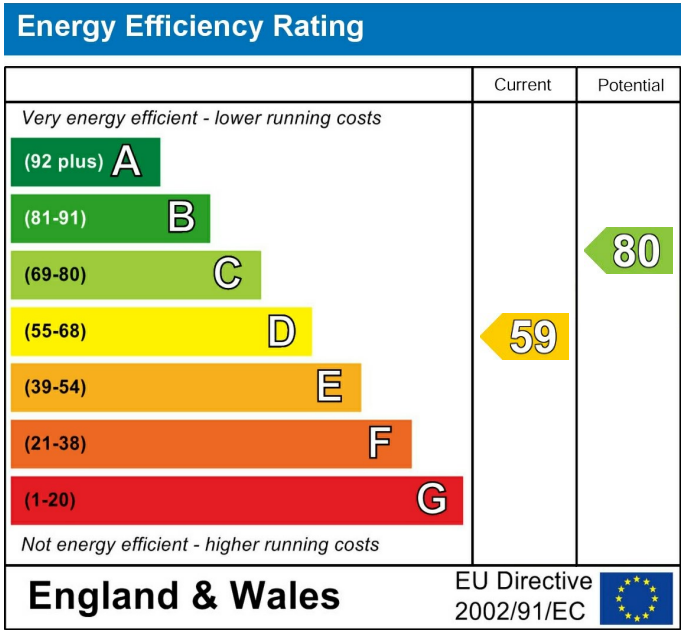
Bedroom Three
13'1" x 12'9"
Another well-proportioned double room with neutral decor and window to the rear elevation.

Bedroom Four
8'10" x 6'6"
Large single sized bedroom with window to the front eleavtion.

Bedroom Five
11'5" x 5'10"
Bedroom five is a well-sized single room with storage cupboard and window to the rear elevation.

Bathroom
11'5" x 8'7"
Fully tiled family bathroom fitted with a panelled bath with overhead shower, WC, bidet and wash hand basin set within a vanity unit.

External
Externally to the front there is a beautifully landscaped garden, mainly laid to lawn with patio spaces ideal for outdoor seating and furniture, paved pathways and perimeter borders hosting an array of well established plants, shrubbery and mature trees. There is also a large block-paved driveway allowing parking for multiple cars. To the rear, there is a further large lawned garden, meticulously maintained with hedged borders, and further mature plants and trees. Gated access from the side lane leads to the additional land at the rear hosting the three stables, mains water and spanning approx. 3 acres.es.



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.

































