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Morley

Bishop Auckland, DL14 0PF

Price £700,000



Traditional four bed farm house with approx. 16 acre of farm land offered for sale with no onward chain. Breckon Hill Farm is located near Morley, Bishop Auckland a rural area surrounding by farmland and countryside.

The farmhouse is a stunning two storey, detached, stone-built building and comprises; two large reception rooms, kitchen/diner, separate dining room, study, utility and cloakroom to the ground floor whilst the first floor accommodates the four generous bedrooms and two bathrooms. Externally there is a large gated driveway to the front and garden.

The farm land consists of approx. 16 acres of fields with stables and outbuildings.

Morley is a rural village located approx. 6.5miles from Bishop Auckland and approx. 10miles from Barnard Castle. Nearby villages provide access to local amenities such as shops, cafes and schools whilst further amenities are available in both Bishop Auckland and Barnard Castle. The A68 & A688 are close by leading to the A1(M).



Living Room 14'2" x 18'3" (4.31 x 5.56)

The main reception room is spacious and naturally bright with dual aspect windows overlooking the surrounding fields. Retaining traditional features such as wooden beamed ceiling and a stone fireplace with inset multi fuel burning stove.

Reception Room 12'9" x 17'3" (3.89 x 5.26)

The second reception room also has dual aspect windows as well as ample space for furniture.

Dining Room 14'5" x 15'5" (4.4 x 4.71)

Formal dining room with plenty of space for a large dining table with chairs as well as other key pieces of furniture.

Kitchen/Diner 17'2" x 27'6" (5.24 x 8.39)

The open plan kitchen/diner is ideal for growing families as well as entertaining guests, allowing space for a kitchen table as well as other furniture. The kitchen areas has been fitted with a high quality range of units, granite worktops, sink unit and space for appliances such as a cooker and fridge/freezer.

Utility Room 12'2" x 14'1" (3.72 x 4.29)

Fitted with further units for storage as well as having the space and plumbing for a washing machine.

Cloakroom 3'3" x 7'5" (1 x 2.26)

Ground floor WC and wash basin.

Study 7'11" x 8'9" (2.41 x 2.66)

Providing ample space for study furniture but could be utilised as a playroom.

Master Bedroom 14'8" x 17'6" (4.48 x 5.33)

The master bedroom is an impressive king size with fitted wardrobes for storage and windows to two aspects enjoying open views over the surrounding countryside.

Bedroom Two 14'3" x 15'5" (4.35 x 4.69)

Another spacious king sized bedroom with ample space for bedroom furniture, window to the front elevation and fitted wardrobes for storage.

Bedroom Three 10'6" x 14'4" (3.2 x 4.38)

The third bedroom is a generous double size with window to the front and plenty of space for bedroom furniture.

Bedroom Four 7'7" x 14'3" (2.3 x 4.34)

The fourth bedroom is a spacious single or small double, with two windows to the side elevation.

Bathroom 6'11" x 14'2" (2.1 x 4.33)

The main family bathroom is fitted with a skylight, a double walk in shower cubicle, free standing roll top bath, low level WC and wash basin.

Shower Room 5'10" x 9'7" (1.79 x 2.93)

Fitted with a shower cubicle, low level WC and wash basin.

Outdoor Space

Externally the property has a gated gravelled driveway to the front providing plenty of space for vehicles. There is also a lawned garden and patio area for outdoor furniture.

Land

The farm is set within 16 acres of land and is complete with stables block and outbuildings.

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.

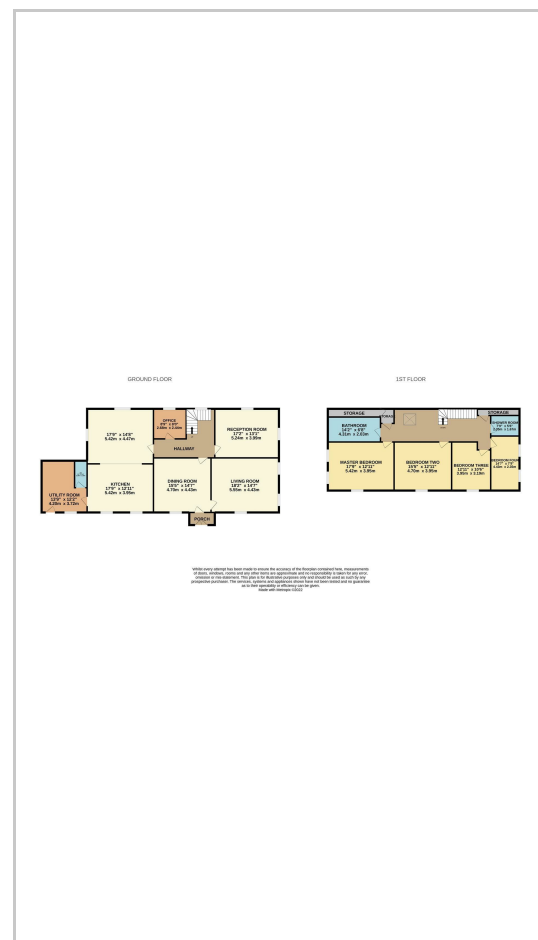
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Area Map



Floor Plans



Energy Efficiency Graph

