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Rough Lea Farm Hunwick, Crook, DL15 0RQ

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Price £600,000

Nestled in the charming countryside village of Hunwick, Crook, this stunning property offers the perfect blend of comfort and luxury.

Boasting five bedrooms, this detached stone-built house is sure to impress. The property has expansive gardens, a double garage with extra storage to the side, off street parking for multiple cars and additional parking at the rear of the garage, ideal for a camper/caravan storage. The garden also provides potential for a further building plot, opening up exciting possibilities for expansion or development, making it a truly versatile investment (subject to relevant planning consents).

Whether you're looking for a peaceful location or a spacious family home with room to grow, this property offers endless opportunities. The village is surrounded by open countryside and farmers' fields. There are woodland walks on your doorstep leading to the River Wear, as well as easy access to the Bishop-Brandon walk and the C2C cycle route. The village offers a range of local amenities including; a convenience store, extensive playing fields, Hunwick Cricket Club, children's playground as well as the village pub/restaurant and a tearoom/café. Neighbouring towns Crook and Bishop Auckland provide access to further amenities such as supermarkets, retail stores, high street shops, cafes, restaurants as well as healthcare and leisure services. The cathedral city of Durham is twenty minutes away. The A689 is close by leading to the A1(M) both North and South, whilst a regular bus service runs through the village.

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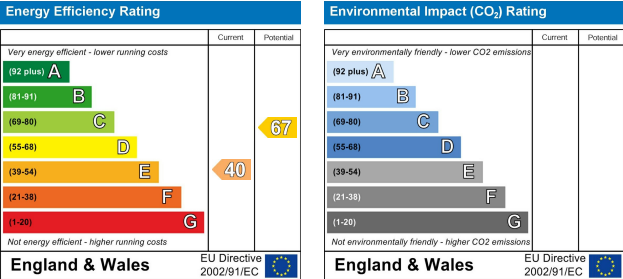
GROUND FLOOR



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

16'4" x 16'4"

Bright and spacious living room located to the front of the property, benefiting from neutral décor, multi fuel stove, ample space for furniture and triple aspect windows providing plenty of natural light.

Kitchen/Diner

16'4" x 8'2"

The kitchen is fitted with a range of solid wood wall, base and drawer units, complementing granite work surfaces, tiled splash backs, Belfast sink and integrated fridge. Space is available for a free-standing range cooker, along with space for a dining table and chairs.

Utility Room

9'2" x 7'9"

The utility room provides additional storage space, along with room for further free standing appliances including a freezer, dishwasher and washing machine.

Dining Room

13'1" x 11'1"

A further large reception room located to the rear of the property, currently utilised as a dining room. Providing ample space for furniture and French doors lead out onto the patio area.

Master Bedroom

16'4" x 12'0"

The dual aspect master bedroom provides space for a king-sized bed and further furniture.

Ensuite

9'2" x 6'2"

The ensuite contains a corner shower cubicle, WC and wash hand basin.

Bedroom Two

16'8" x 7'2"

The second bedroom is another generous double bedroom, benefiting from built in wardrobes and window to the rear elevation.

Bedroom Three

13'5" x 7'6"

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

Bedroom Four

7'2" x 6'6"

The fourth bedroom is a large single bedroom which is currently utilised as a home office. With window to the front elevation.

Bathroom

7'2" x 6'6"

The bathroom contains a panelled bath, wash hand basin and WC.

Annexe**Living Room**

13'1" x 11'11"

A further large reception room with ample space for furniture, multi fuel stove and French doors leading out into the garden.

Shower Room

5'10" x 3'11"

The shower room contains a double shower cubicle, WC and wash hand basin.

Bedroom

13'9" x 12'9"

The annexe bedroom is a further large double bedroom with dual aspect windows, and could be used as a further living area, home office or play room.

External

Externally the property has a driveway providing ample off-street parking for multiple cars, along with a double garage with power, up and over doors, woodshed and outside tap. The property benefits from large gardens surrounding the property, which are mainly laid to lawn, with well-established borders, decked patio areas for

outdoor furniture, brick-built BBQ and spacious summerhouse benefiting from lighting and power.

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.







