



**RYAN JAMES**  
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## **The Old Colliery House , Bishop Auckland Eldon DL14 8DZ**

**£475,000**

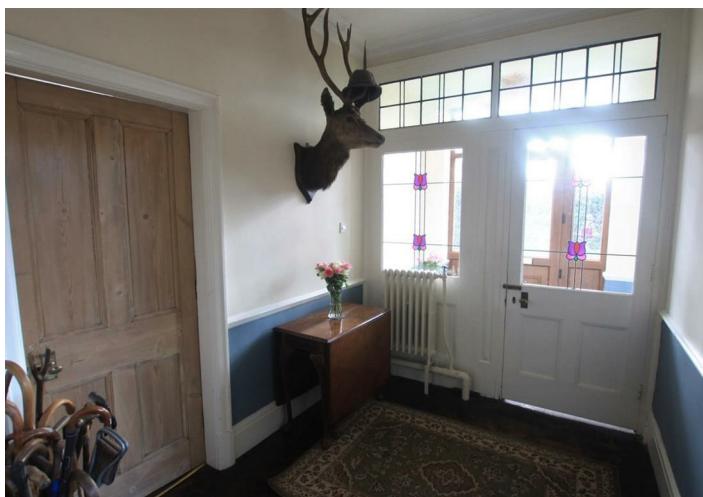
An incredibly rare opportunity to purchase 'The Old Colliery House' is a substantial property situated on a fantastic sized plot, of approximately six acres, the property is located just outside of Bishop Auckland. The house is set in maintained mature grounds over two floors the spacious accommodation comprises an entrance lobby, a hallway, four sizeable reception rooms, a kitchen, a dining room with Aga, a shower room, a boot room, a downstairs wc, a good sized usable cellar housing the oil boiler, a galleried first floor landing, four double bedrooms and a house bathroom. There is also a two bedroom attached annex making the accommodation perfect for multi-generational living which in brief comprises of a kitchen, a dining room, a living room, a dressing room, a bathroom/wc and two double bedrooms. To the exterior of the property, there is a large gravelled parking area accessed via a iron gate creating off street parking for a number of vehicles, a lawned garden with pond housing a varient of wildlife, a grass paddock which overlooks open countryside, a brick built warehouse which has the benefit of light & power and could be converted into further accommodation or business use with the relevant planning permissions, a range of outbuildings and a number of static caravan spaces. With the added benefits of oil central heating, double glazing throughout and maintaining a number of character features, an internal inspection is vital to appreciate the size, location, aspect and potential of the accommodation on offer. EPC 'F'.



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## The Accommodation Comprises

### Entrance Lobby

With double glazed door & adjacent windows to the front elevation, stained single glazed timber doors opening to the hallway and tiled floor.

### Hallway

Oak Parquet flooring, spindle bannister staircase to the first floor, radiator and doors to all rooms.

### Lounge

14'3 x 14'6 (4.34m x 4.42m)

With double glazed windows to the front & side elevations, original feature fireplace, radiator and storage cupboard.

### Study

14'4 x 14'3 (4.37m x 4.34m)

With double glazed window to the front & side elevations, double glazed door to the side, radiator and original feature fireplace.

### Office

14'3 x 15'1 (4.34m x 4.60m)

With double glazed windows to the rear & side elevations and radiator.

### Family Room

14'3 x 13'8 (4.34m x 4.17m)

With double glazed windows to the front elevation, feature fireplace and radiator.

### Dining Room

24'6 x 16'8 (7.47m x 5.08m)

With double glazed windows to the rear elevation, double glazed door to the front, a range of base units with rolled edge work surfaces over, inset one and a half bowl sink unit with mixer tap over, solid wood flooring, Aga cooker, walk in pantry, TV & Telephone points and radiator.

### Utility Room

8 x 9'10 (2.44m x 3.00m)

Including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, stainless steel sink unit with drainer & mixer taps over, space for a free standing electric oven & fridge freezer, laminate flooring and double glazed window to the rear elevation.

### Inner Hall

With double glazed door to the side elevation and radiator.

### Shower Room

7 x 6'10 (2.13m x 2.08m)

With double glazed window to the side elevation, step in shower cubicle, pedestal wash hand basin and radiator.





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### Boot Room

With double glazed window to the front elevation, tiled floor and radiator.

### Downstairs WC

With a low level wc, tiled walls & floor and double glazed window to the side elevation.

### Cellar

11'5 x 24'3 (3.48m x 7.39m)

With the benefits of light & power and housing the oil central heating boiler.

### First Floor Landing

With double glazed stained glass window to the front elevation, radiator and doors to all rooms.

### Bedroom One

19'6 x 22'7 (5.94m x 6.88m)

With double glazed windows to the rear elevation, feature fireplace, TV & telephone points and radiator.

### Bedroom Two

20'1 x 14'3 (6.12m x 4.34m)

With double glazed windows to the rear & side elevations and radiator.

### Bedroom Three

14'3 x 14'3 (4.34m x 4.34m)

With double glazed windows to the rear elevation, TV & telephone points and radiator.

### Bedroom Four

13'8 x 10'5 (4.17m x 3.18m)

With double glazed windows to the front & side elevations, original feature fireplace, fitted storage cupboards and radiator.

### House Bathroom

Including a rolled top bath, pedestal wash hand basin, pull chain low level wc, airing cupboard, radiator and double glazed windows to the front & side elevations.

### Apartment

### Kitchen

13'5 x 10'5 (4.09m x 3.18m)

Including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, inset sink unit with mixer taps over, space for a free standing electric oven, fridge freezer, space & plumbing for a washing machine, tiled splashbacks, tiled floor, radiator, multi fuel wood burning stove and double glazed window & door to the rear elevation.





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### Dining Room

10'12 x 12'5 (3.05m x 3.78m)

Currently used as a bedroom, with double glazed window to the rear elevation, radiator and TV point.

### Lounge

13'5 x 6'2 (4.09m x 1.88m)

With double glazed windows to the front & side elevations, TV & telephone points, radiator and space for a free standing electric fireplace.

### Dressing Room

8'3 x 9'3 (2.51m x 2.82m)

With double glazed window to the rear elevation and radiator.

### House Bathroom

Including a panelled bath with shower over, pedestal wash hand basin, low level wc, tiled walls & floor, radiator and double glazed windows to the front & side elevations.

### Bedroom One

12'6 x 12'5 (3.81m x 3.78m)

With double glazed windows to the rear elevation & door to the side, TV point, original feature fireplace and radiator.

### Bedroom Two

11'6 x 12'4 (3.51m x 3.76m)

With double glazed windows to the side elevation, TV point and radiator.

### Exterior

### Warehouse

58'9 x 100'3 (17.91m x 30.56m)

With the benefit of power & light, double doors to the front elevation and double glazed window to the rear.

### Garden

A sizeable garden that is laid mainly to lawn that benefits from a pond that has a range of wildlife, a timber framed terrace area overlooking the plot & open countryside, space for a range of static caravans and has the benefits of solar panel installation.

### Paddock

Great sized grass paddock with water trough, tap connected to the mains water supply, fenced boundaries and great views overlooking open countryside.

### Off Street Parking

Accessed via iron gates there is a large gravelled parking area on either side of the property, a further gravelled area to the rear of the property provides off road parking for multiple vehicles.

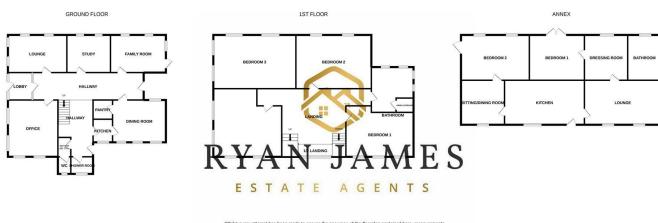




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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other areas are approximate and not to scale. This plan is for illustrative purposes only and should not be used as a tool by any prospective purchaser. The plan is to be used as a guide only and should not be relied on for anything other than as a guide. Measurements and areas are approximate and not to scale. Details and dimensions are given as a guide only. Please refer to the survey for accurate measurements and details.

## Free Valuation

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## Mortgage Advice

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## Viewing

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## Freehold

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1. Fixtures and fittings to be agreed with th

For illustrative purposes only. Dimensions, features, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Measuring G2.

2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.

3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error

4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

