



# RYAN JAMES

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## 3 , Shildon Old Eldon DL4 2QT

£415,000

Ryan James is delighted to present to the market '3 Eldon Hall Farm', which offers a fantastic opportunity to acquire this truly stunning barn conversion. located in Old Eldon on a private gated development of just seven dwellings of converted stone farm buildings. The home is set on immaculately maintained grounds and is maintained & presented to the highest of standards by the current owners this impressive property offers contemporary living space over two floors with the internal accommodation comprising an open plan dining kitchen/living space, a useful utility room, an inner hallway, a bedroom with an en suite shower room & fitted wardrobes, a luxurious modern fitted four-piece house bathroom, a second double bedroom with fitted wardrobes, a first-floor landing currently used as a reading room, two double bedrooms both benefitting from en suite shower rooms and fitted furniture, The first floor offers the perfect space for multi-generational living. To the exterior of the property, there is a low maintenance lawned front garden with a gravelled driveway creating off-street parking for a number of vehicles whilst to the rear, a sizeable courtyard laid with Indian Sandstone creating the perfect space for entertaining, a garage with an electric roller shutter door and further off-street parking is provided via a lengthy driveway. With the added benefits of gas central heating via underfloor heating and double glazing throughout, an internal inspection is a must to fully appreciate the size, location and finish of this truly exceptional accommodation that is being offered. EPC rating 'C'. Council tax band 'F'.



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## The Accommodation Comprises

### Open Plan Dining Kitchen/Family Living Space

26'9 x 23'3 (8.15m x 7.09m)

A light & airy dual aspect room comprising of a double glazed entrance door & adjacent window to the front elevation, a solid oak staircase leading to the first floor, laid with high-quality luxury tiled flooring throughout, double glazed sliding sash window & door looking onto the front garden, multi-fuel wood burning stove on a raised brick built hearth, TV & telephone points, built in ceiling speakers, high quality fitted kitchen with wall, drawer & base units benefitting from granite work surfaces, integrated AEG kitchen appliances such as an induction hob, eye level double oven, fridge freezer & wine cooler, a ceramic Belfast style sink unit with mixer tap over, splashback and double glazed window & door opening to the courtyard.

### Utility Room

7'7 x 7'7 (2.31m x 2.31m)

With a double glazed window to the rear elevation, wall & base units with granite work surface, laid with high-quality luxury tiled flooring, space & plumbing for a washing machine & dryer and a storage cupboard housing the gas combination boiler.

### Inner Hall

laid with high-quality luxury tiled flooring

### Bedroom One

20 x 11 (6.10m x 3.35m)

With two double glazed windows to the rear elevation, laid with high-quality karndean flooring and a fitted range of bedroom furniture to include wardrobes & drawers.

### En Suite Shower Room

A modern three piece suite comprising of a double step-in shower cubicle, wash hand basin set in vanity unit, low-level hidden cistern WC, wall mounted vertical radiator, spotlights and high-quality fully tiled walls & floor.

### Bedroom Two

15'5 x 13'3 (4.70m x 4.04m)

With a double glazed window to the front elevation, laid with high-quality karndean flooring and fitted wardrobes.

### House Bathroom

A modern four-piece suite comprising of a roll-top bathtub, a double walk-in shower cubicle, his & hers sink basins set in a vanity unit, low-level hidden cistern WC, wall-mounted vertical heated towel rail, high-quality ceramic tiled walls & floor, skylight and a double glazed window to the front elevation.





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## First Floor Landing

Currently utilized as a reading room with a double glazed Velux window, high-quality floor covering and radiator.

## Bedroom Three

13'7 x 16'5 (4.14m x 5.00m)

With three double glazed Velux windows, high-quality floor covering, fitted bedroom furniture, exposed ceiling beams and radiator.

## En Suite Shower Room

A modern three piece suite comprising of a step-in shower cubicle, wash hand basin set in vanity unit, low-level hidden cistern WC, wall mounted vertical radiator, spotlights, high-quality fully tiled walls & floor and double glazed Velux window.

## Bedroom Four

18'6 x 16'5 (5.64m x 5.00m)

With a double glazed window to the rear elevation, Velux window, high-quality floor covering, fitted bedroom furniture, exposed ceiling beams and radiator.



## En Suite Shower Room

A modern three piece suite comprising of a step-in shower cubicle, wash hand basin set in vanity unit, low-level hidden cistern WC, wall mounted vertical radiator, spotlights and high-quality fully tiled walls & floor.

## Exterior

### Off Street Parking

A sizeable gravelled driveway provides off-street parking for a number of vehicles.

### Front Garden

A low maintenance front garden laid mainly to lawn.

### Rear Courtyard

A sizeable rear courtyard laid with Indian sandstone & decorative gravelled area makes it the perfect space for entertaining.

### Garage & Off Street Parking

19'1 x 9'8 (5.82m x 2.95m)

With an electric roller shutter door & the benefit of light & power and further off-street parking for several vehicles.



## Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.





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## Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

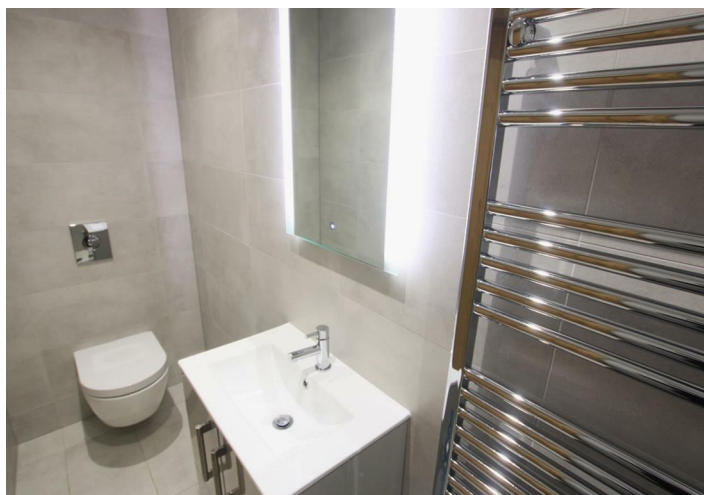
\*\*\* Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it \*\*\*

## Viewing

Viewing is Strictly By Appointment Only.

## Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.



1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.

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.

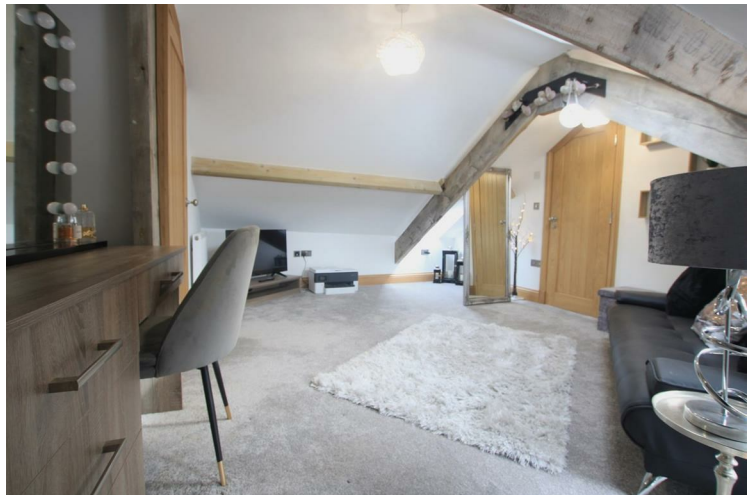
5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.



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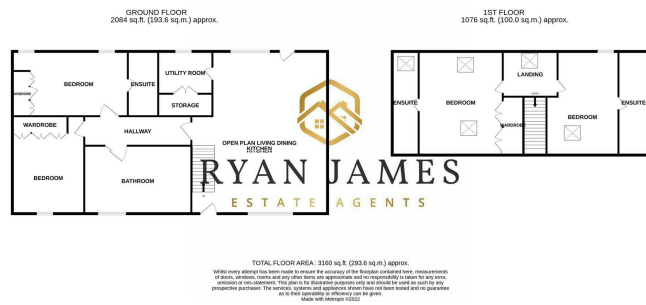




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TOTAL FLOOR AREA: 3160 sq.ft. (293.6 sq.m.) approx.

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