



Avenue Head Farm House

Seaton Delaval, Whitley Bay, NE25 0AG

Offers In The Region Of £595,950



Trading Places



Avenue Head Farm House

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A stunning 19th century brick and stone built farmhouse with attached Barn nestled in approximately 3/4 acres in a central village location with development potential (subject to necessary permissions).

The principle house comprises of Five double bedrooms, three large reception areas including dining kitchen and bathroom. With beautiful manicured gardens to three sides, to the left hand side a Stone Barn comprising of three rooms which are currently being utilised for storage, this could easily be converted into garages or additional living accommodation.

It is very rare that you come across a property so well located, that has it all, at Trading Places we have !! The real hidden gem and appeal is a parcel of land situated at the rear of the property which extends to approximately 1/4 of an Acre with potential roadside access,.

The property is connected to mains gas and has partial double glazing.

Seaton Delaval offers walking, cycling & horse riding through a myriad of the historic bridleways which meander through the countryside and local rivers. Perfectly positioned for family walks, excellent schools, shops and restaurants, and also transport links.

The property is Freehold. EPC F.

GROUND FLOOR

Entrance Hallway

A grand split farmhouse door with inner part glazed leaded door and leads into a large bright and spacious hallway with a central feature staircase.

Cloaks

Situated underneath the stairs this room provides ample storage with a central hanging rail and central light.

Drawing Room

16'6 x 16'1 (5.03m x 4.90m)

A large and bright room situated off the main entrance hallway, the room has high level ceilings with ornate coving, high level skirting, wooden floors and views over the front garden, centrally is a feature fireplace.

Sitting Room

16'6 x 16'0 (5.03m x 4.88m)

Situated to the left hand side of the entrance hallway this room offers high level ceilings, picture rails to the perimeter, high level skirting and views over the front garden and rear courtyard.





Office / Study

9'0 x 7'10 (2.74m x 2.39m)

A spacious room currently being utilised as a sewing room

Kitchen / dining Room

16'7 x 11'11 (5.05m x 3.63m)

A well proportioned kitchen with a range of oak effect floor and wall units finished with tiled splash backs and black granite effect roll top worksurfaces, integrated appliances comprise of oven / hob, stainless steel sink , floors are finished with slate effect vinyl.

Utility Room

15'8 x 8'11 (4.78m x 2.72m)

A good sized utility room offering plenty of storage, the room has floor units either side with shelving above and provides access to the rear gardens.

FIRST FLOOR

Bedroom 1

16'11 x 16'9 (5.16m x 5.11m)

Accessed via the main entrance staircase this double bedroom has high level ceilings, decorative picture rails, panoramic views over the rear courtyard and gardens.

Family Bathroom

Comprising of a deep fill bath with separate freestanding shower, double cupboard white vanity unit with inset sink and contrasting tiled splash back, views over the front courtyard, floors fully carpeted.

Bedroom 2

16'6 x 16'1 (5.03m x 4.90m)

A bright and airy double bedroom with high level ceilings, picture rail, floors fully carpeted.

WC

WC, fully tiled, carpeted floors.

Bedroom 3

16'9 x 10'8 (5.11m x 3.25m)

Double bedroom, Coved ceilings, picture rail, carpeted floors, views over the rear garden.

Bedroom 4/Dressing Room

11'5 x 9'0 (3.48m x 2.74m)

Accessed via the kitchen this room provides access to the upper floors, there is a small landing area which provides additional bedroom storage, there is large double bedroom which is fully carpeted.

Bedroom 5

9'0 x 8'2 (2.74m x 2.49m)

A spacious Double bedroom, Coved ceilings, picture rail, carpeted floors, views over the rear garden.

EXTERNAL - OUTBUILDINGS





(Attached) Barn

A traditional stone built barn dating back to the early 1800s there are three separate access points throughout the property via timber stable doors. the barn boasts high level valuated ceilings with traditional Oak A Frames, sandstone heads, cills and coins. this room could easily be converted to provide additional ancillary living or and extension of the existing kitchen if required.

VEHICULAR PARKING / STORAGE

Vehicular Parking / Access

The property is accessed via a graveled driveway, to the side of the property there is ample parking for up to Three vehicles, additionally there is gated access off the main road onto a graveled parking area this could accommodate a large camper van or three to four additional vehicles.

GARDENS

Side Garden

The side garden (front of the property) has a full height traditional clay brick wall with trees and shrubs lining the perimeter, the gardens are fully turfed with two large planting beds, a pencil kerb divides the graveled parking area, there is a seprate gate which provides access to the rear garden.

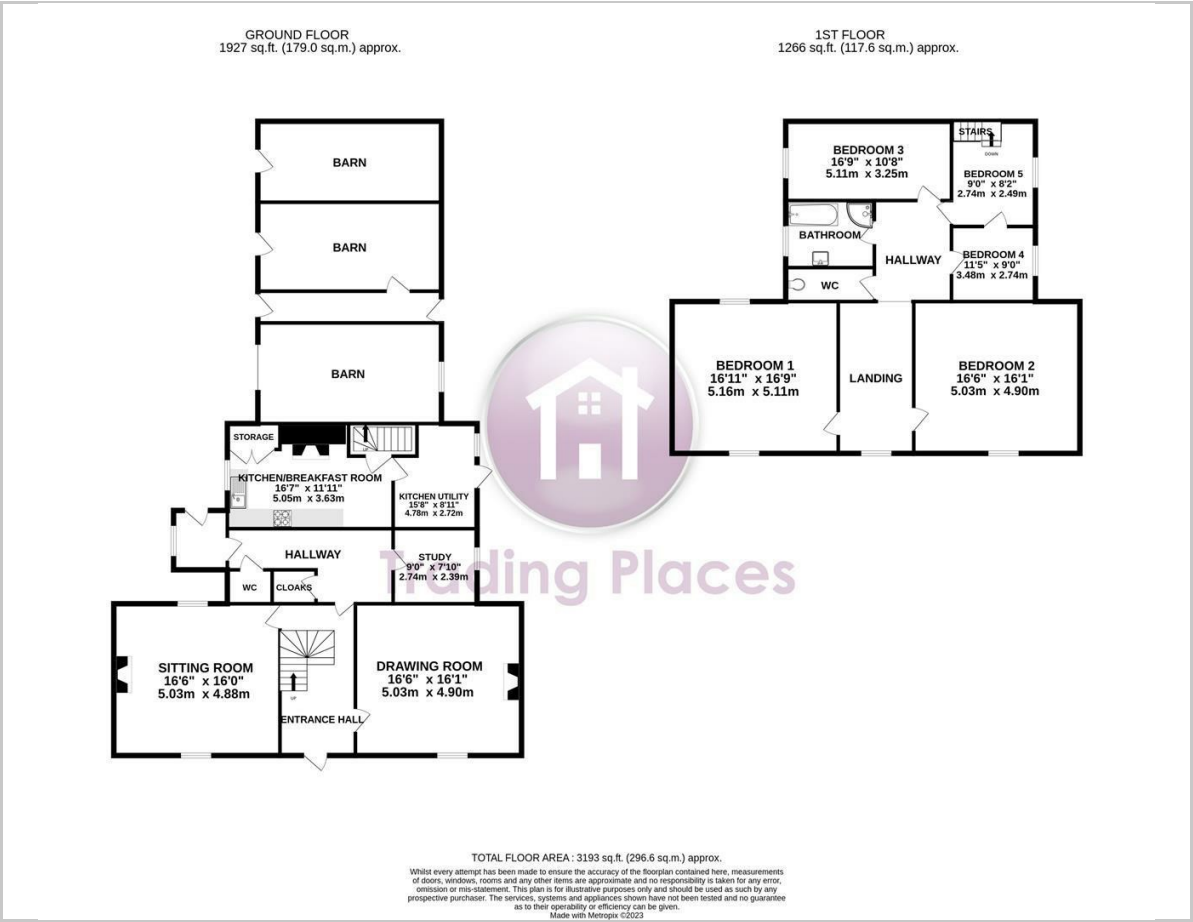
Potential Development Land

Situated to the rear of the two gardens is a hidden gem, this parcel of land extends to approximately 1/3 of an acre with gated road side access and panoramic farmland and country views, the current owners have planted this area as an orchard with a range of fruit trees, this area would be ideal for development of 2-3 900 sqft bungalows subject to the correct pre-planning permissions, the current owners have made initial enquiries to highways and the planning authority (further information can be made available upon request)

WC Ground floor



Floor Plan

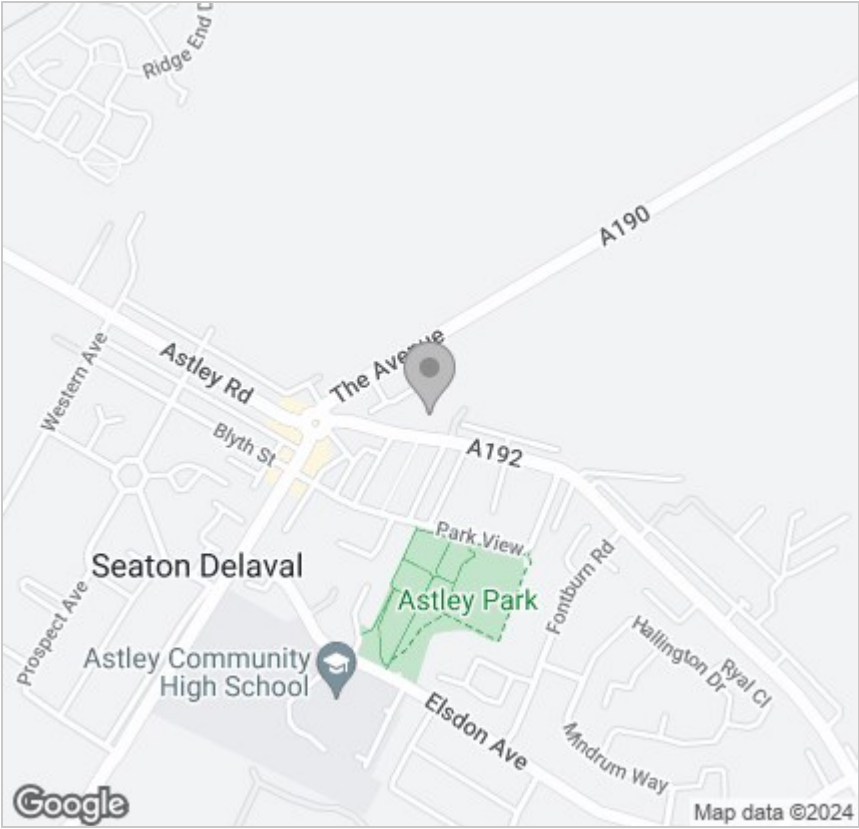


Viewing

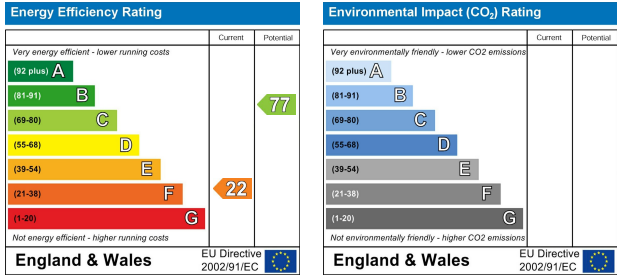
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Area Map



Energy Efficiency Graph



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