

# West Farm Paddocks

Seaham SR7 8RL

**kimmitt & roberts**

- A truly impressive country home
- Idyllically situated with stunning views
- Three Bedrooms, Executive Bathrooms
- Must be viewed for full appreciation
- The EPC Rating is C

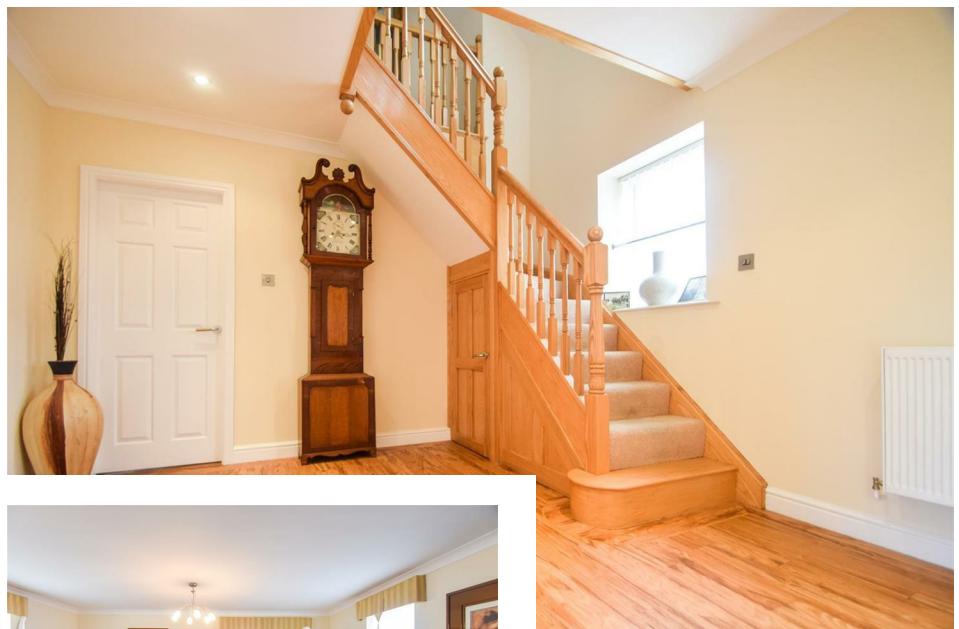


**£395,000**

# West Farm Paddocks

A truly impressive country home, idyllically situated in a stunning rural location yet close to all north east centres. Built by the present owner in 2006 with the addition of a wonderful summer room, a high quality fitted kitchen and much internal and external improvement. The principal rooms all enjoy views over Cold Heselden and beyond and every window has an uninterrupted countryside view.

This well presented, family sized living space must be viewed to be appreciated. Accommodation comprises in brief: Entrance hallway with american white oak staircase, impressive lounge/dining room access into the sun room, study, ground floor WC, high quality fitted kitchen with fully integrated appliances. There are three good sized bedrooms (two



## GROUND FLOOR

### Entrance Hall

with entrance door, double glazed window, radiator and staircase leading to first floor

### Lounge/Diner

18'1" x 13'5" +

### Sun Room

18'4" x 11'10"

with vaulted ceiling, two double glazed windows and double glazed french doors leading to rear of property



**Kitchen**  
17'9" x 11'6"  
comprising wall and base units with contrasting worktops and preparation surfaces, electric hob, electric oven, fridge freezer, tiled splash back, automatic washing machine, dish washer, extractor fan and door leading to garage

### Cloak/W.C.

with w.c., wash hand basin and double glazed window



of double proportion), a jack and jill ensuite and a luxurious bathroom with roll top freestanding bath. A private driveway provides ample parking and there is a single garage.

The gardens to the property are a particular feature, with extensive lawns as well stocked flowerbeds with an abundance of plants, trees and shrubs. There is a paved court yard area which is perfect for al fresco dining and there are many places around the gardens in which to sit and relax.

necessary permissions.

Properties of this calibre in such a fabulous rural location are very rarely available on the open market, hence an appointment to view is recommended without reservation.

**Study**  
9'2" x 5'7"  
with double glazed window and radiator

#### FIRST FLOOR

**Landing**  
with two double glazed windows and radiator

**Master Bedroom**  
14'1" x 9'2" +

**Bathroom**  
having roll top bath, w.c., wash hand basin, tiled walls, fridge freezer and radiator

**Bedroom 2**  
14'1" x 12'6" (max)  
with built in wardrobes, double glazed window and radiator

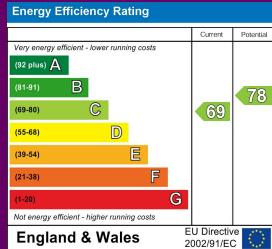
**Bedroom 3**  
12'6" x 6'3" +

**Jack and Jill Bathroom**  
with double shower, w.c., wash hand basin and velux window'

**Council Tax**  
Council Tax Band - The Council Tax Band is E



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