



FINE & COUNTRY
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WESTFIELD HOUSE 10A WESTERTON VIEW
COUNDON | DLI4 8QS

WESTFIELD HOUSE 10A WESTERTON VIEW COUNDON | DL14 8QS

The tantalising glimpse of open countryside behind Westfield House when you approach is a clue to just some of what this detached property has to offer. Full of promise from the moment of arrival, the panoramic views, approx 1.26 acre paddock, luxury kennels, enclosed dog runs and a large garden are among the positive external features that come with the house and its quiet, edge of village location. Inside is equally appealing, with a clean, modern interior, open plan family space and high quality fixtures and fittings. The plans for Westfield House were drawn by a professional architect and the house was a self-build property completed in 2008 with great attention to detail and with the needs of a modern family uppermost in the design. The main reception space combines a lounge with multi-fuel stove set within a modern fireplace, dining area, central oak stairs and porcelain tiled flooring. Double internal doors leads into the light breakfasting kitchen, which also has relaxation space. The chic kitchen with natural limestone flooring is fitted with contemporary cream units topped with black granite with a peninsular island, breakfast bar and Rangemaster appliances including a wine cooler and American-style fridge freezer. The property's elevated position presented the ideal opportunity to have the ground floor opening through French doors from the kitchen onto a raised terrace overlooking the rear garden, making the most of the views and providing great space for outdoor dining. A practical boot room and wc with natural limestone flooring is essential when spending time outdoors is likely, completes the ground floor. The oak staircase leads up to three double bedrooms. The master comes with a beautiful fully tiled en suite shower room and fitted wardrobes. Dormer style windows provide character rooflines in the bedrooms to the front, while neutral but stylish decor means the property can be moved straight into with no work required.











CONTINUED:-

The large family bathroom is stylish with a freestanding bath, separate shower, contemporary style basin and Karndean flooring.

The property is approached through a private gated entrance opening onto a large drive that leads to a double detached garage. Gates lead into both the extensive lawned garden and to the paddock beyond, desirable features that make this the complete home. The paddock had previously obtained planning permission for a 40sq meter stable block, since lapsed, however should be granted again if any prospective purchaser was interested in the land for equestrian purposes.

AGENTS NOTES:

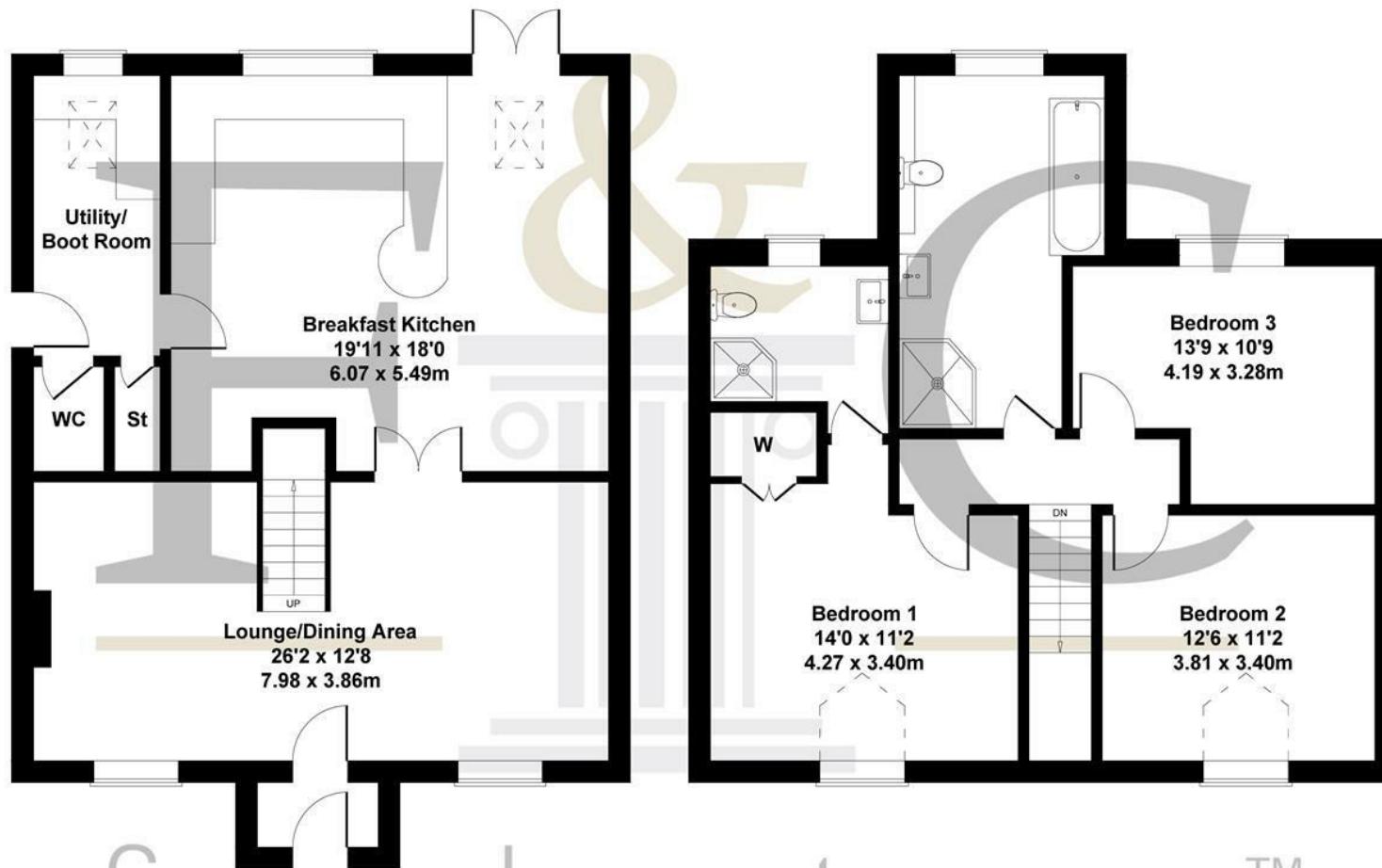
- * All Main Services
- * Gas fired central heating via radiators
- * Fully Double Glazed
- * Freehold
- * Council Tax Band D
- * EER C78

VIEWINGS:

Via Fine & Country
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Westfield House

Approximate Gross Internal Area
1598 sq ft - 148 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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