



FINE & COUNTRY
Homes from Robinsons

ROSE VILLA TIMMYS LANE
HURWORTH | DL2 2AJ

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***BY AUCTION**

A rare opportunity to purchase a substantial 5 bedroom family home, situated on the edge of the popular village of Hurworth, with extensive outbuildings, stables and approximately 2 acres of paddocks ideally suited to the equestrian market.

The accommodation set over two floors provides light, airy and flexible family accommodation with 3 reception rooms and 5 bedrooms all with access to en-suite/bathroom facilities. Briefly comprising to the ground floor, Large breakfasting kitchen with a range of built in appliances, centre island, travertine tiled floor and glazed double doors leading to the sun lounge. The lounge features a log burning stove.

There are 3 bedrooms with en-suites in addition at a home office and useful utility room. To the first floor there are 2 large bedrooms en-suite and bathroom/wc. Externally the property is approached by a private drive leading to an extensive pebbled drive, established gardens with an abundance of year round colour and various patio area.

To the rear of the property there are various timber outbuildings, stables and a 4000sqft barn which has been used as an all weather manege. in the past, however now utilized for storage. The land is relatively flat, ideal for a variety of uses. The Land is bordered by a stream to the Northern boundary.

FOR FURTHER INFORMATION PLEASE CLICK ON THE IAMSOLD LINK

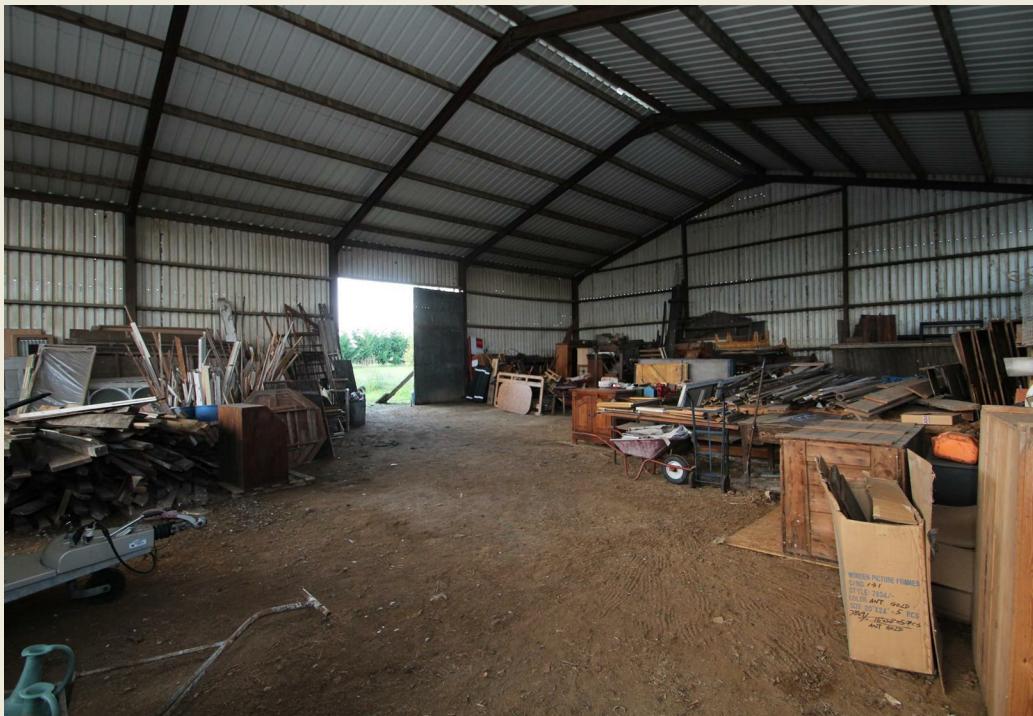
<https://www.iamsold.co.uk/auction/properties/5900aa1d28474568ab508667ec826d20>











AGENTS NOTES:

- Gas Fired Central Heating via Radiators
- Double glazed throughout
- EER: C77
- Freehold
- Council Tax Band:- D

There is a public footpath across part of the fields and the neighbouring property also has the right of access over Timmy's Lane. There is a standard development uplift applicable, which would entitle the previous owner to share of the created value, should planning permission be granted for residential development of the land. However, this would not apply for equestrian us of the land nor any permitted development changes.

AUCTIONEERS COMMENTS:-

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the

Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers

solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price

including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as

part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification

verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything

you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation

Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the

preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they

will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral

arrangement and payment prior to any services being taken by you

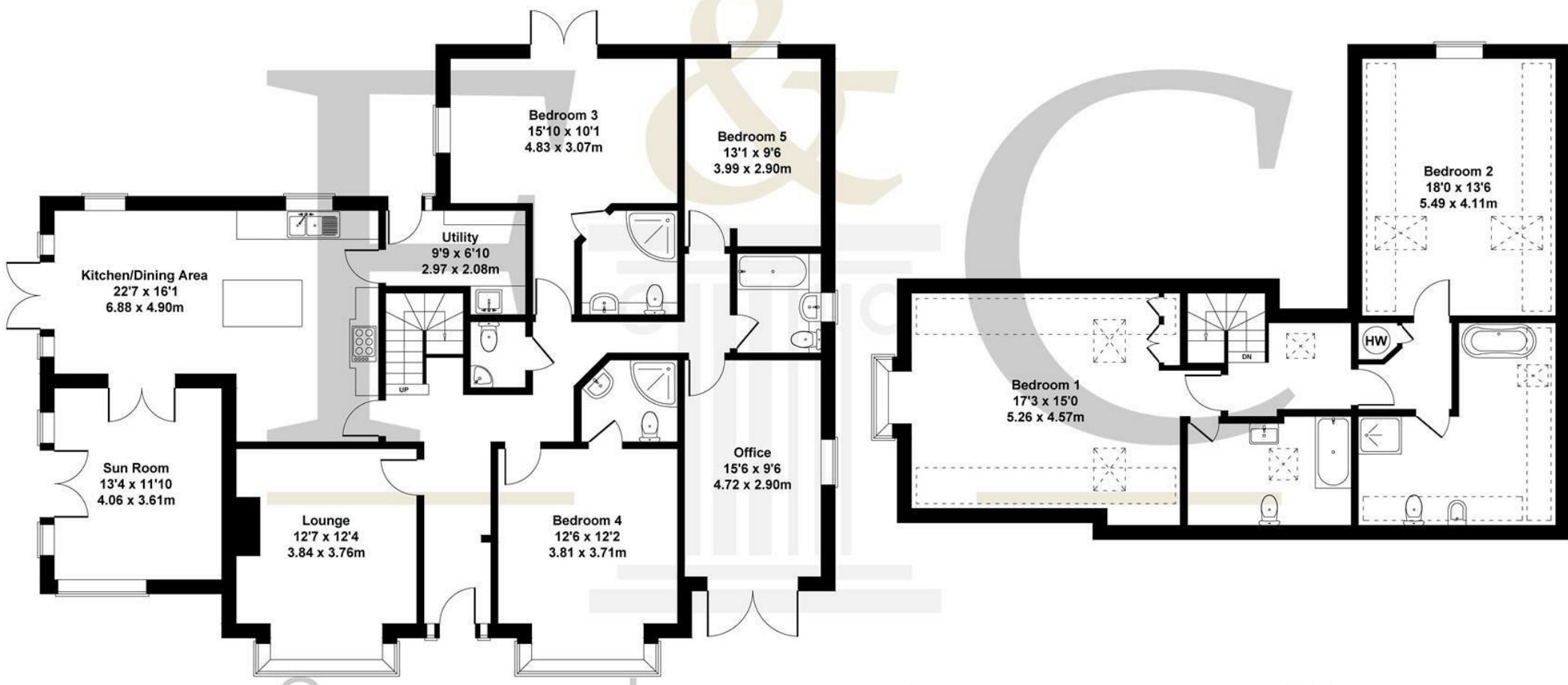
VIEWINGS:-

Via Fine & Country

TEL:- 01740 645444

Rose Villa

Approximate Gross Internal Area
2698 sq ft - 251 sq m



GROUND FLOOR

FIRST FLOOR

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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