



The Old Hospital, Wheatley Hill, DH6 3LX
4 Bed - House - Semi-Detached
£465,000

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The Old Hospital

Wheatley Hill, DH6 3LX

Date stamped 1901, The Old Hospital is a fine example of a traditional building that throughout the years, has been renovated & re-modelled to create a spectacular family home. Set within a small executive development of 4 private dwellings, this exquisite residence has been completed with great sensitivity to the buildings' history & boasts many traditional features such as exposed beams, wrought iron radiators, casement style windows, wooden shutters & high ceilings which all add to its character & authenticity. There is a perfect blend of modern & traditional with a fully fitted bespoke Shaker-style kitchen, period feature family bathroom sitting well alongside oil fired central heating & double glazing. An impressive shared vestibule leads into a private entrance hallway with stairs to first floor, the impressive 25ft (approx) lounge with feature fireplace & inset multi-fuel stove boasts patio doors to decking area, separate study enjoying views over the front courtyard, the 25ft (approx) kitchen is fitted with bespoke units including a larder unit & range of Britannia & Miele integrated appliances, separate utility room offering additional space for appliances & access to ground floor cloaks / wc. The first floor landing is complimented by the exposed beams & gives access to four bedrooms (the master bedroom being 25ft approximately & the guest bedroom boasting an en-suite shower room). The family bathroom & en-suite are fitted with high quality slate tiles, sinks & bespoke walk-in showers. Externally, there is a private courtyard with ample vehicle parking, a quad garage & an additional garage; whilst mature gardens are situated to the rear & side, with decking, lawns & well stocked borders. Having easy access to all major road links such as the A1 & the A19, this is a fantastic opportunity for the family to acquire this tremendous dwelling which is an absolute credit to its current owners & only via thorough internal inspection can this home be appreciated.









**ENTRANCE HALLWAY**

15'2 x 6'3 (4.62m x 1.91m)

LOUNGE / DINING AREA

25'2 x 24'8 (7.67m x 7.52m)

STUDY

12'2 x 10'6 (3.71m x 3.20m)

BREAKFASTING KITCHEN

25'2 x 11'10 (7.67m x 3.61m)

SEPARATE UTILITY ROOM

15'11 x 12'11 (4.85m x 3.94m)

FIRST FLOOR LANDING**MASTER BEDROOM**

25'2 x 11'9 (7.67m x 3.58m)

GUEST BEDROOM

12'4 x 10'4 (3.76m x 3.15m)

EN-SUITE SHOWER ROOM

7'3 x 6'5 (2.21m x 1.96m)

BEDROOM THREE

11'11 x 10'6 (3.63m x 3.20m)

BEDROOM FOUR

11'9 x 10'6 (3.58m x 3.20m)

FAMILY BATHROOM**EXTERNALLY****QUAD GARAGE**

31'2 x 21'6 (9.50m x 6.55m)

ADDITIONAL GARAGE

18'5 x 12'5 (5.61m x 3.78m)



The Old Hospital

Approximate Gross Internal Area
3393 sq ft - 315 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	84
	EU Directive 2002/91/EC	



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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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