



Hamsteels Lane, Quebec, DH7 9RS
4 Bed - House - Detached
£795,000

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Hamsteels Lane Quebec, DH7 9RS

The high quality conversion of stone barns to create The Cornmill, at Quebec, was completed in 2010 to provide an exceptional family home. An extremely versatile property of character, its flexible layout means it can be adapted to suit a variety of needs.

The ground floor layout of the house comprises a fabulous kitchen, exceptional lounge with study area and a further large room currently used as a living room but could also provide a fourth bedroom. Floor to ceiling windows and French doors draw lots of light into the property while quality fixtures and fittings have been used throughout.

The sunny, contemporary kitchen is perfect for entertaining with oak flooring, stylish cream painted solid oak cabinets, a centre island and breakfast bar, stunning marble worktops, Aga range cooker and plenty of space for dining with views through French doors to the paddock.

The lounge has solid oak flooring, a handcrafted stone fireplace with a multi fuel burning stove and French doors that open out to the walled garden and private patio. The original features of the barns come to the fore upstairs where exposed beams and trusses add to the unique character. There is also a utility room, and downstairs WC.

Two large double bedrooms, one of which has access to the original, external stone steps to the barn, share a lovely contemporary bathroom with tiled floor bath and separate shower. The master suite is pure luxury comprising a large bedroom with exposed A-frame timber trusses, a walk-in dressing room and a stunning bathroom with tiling feature, half-moon shower, double sinks and free standing roll top bath.

The property is approached via a superb block paved drive leading to an expansive parking and turnaround area and the double integral garage with electric up and over doors. The heated double garage is split into two, and one has been floored to allow for a study space. There is the potential to convert this into a new room.













GROUND FLOOR

Entrance Hallway

Kitchen

22'2" x 17'3" (6.78 x 5.26)

Living Room

29'7" x 15'8" (9.02 x 4.78)

Reception Room 2 / Bedroom 4

21'5" x 18'11" (6.55 x 5.79)

Kitchen Diner

22'2" x 17'3" (6.78 x 5.26)

Utility

Downstairs WC

Study

Garage

FIRST FLOOR

Landing

Master Suite

19'10" x 17'1" (6.07 x 5.21)

Dressing Room

Storage Cupboard

En-Suite

18' x 11'8 (5.49m x 3.56m)

Bedroom Two

17'3" x (5.26 x)

Bedroom Three

10'11" x 10'9" (3.35 x 3.28)

EXTERNALLY

The external of the property offers stunning views, has nice seating areas, ample gardens, Kota BBQ grill house with bar and large workshop with electrics and roller shutter door.

Gated Driveway

Large Detached Workshop

EXPANSIVE LAND

Amenities

An extensive block paved driveway leads up to The Cornmill, with gated parking suitable for ample parking and easy turnaround for larger vehicles. A second gate gives access to a small paddock area. There are several lovely seated gardens. Fencing leads to a further paddock extending to approximately 1.3 acres.

Hobbit House

Rarely seen, there is a 'Hobbit House' which is ideal for entering. It has a bar area, seating area, and fire for heating and cooking.

Location

Quebec is a small hamlet lying to the South East of Lanchester which can be found only minutes away from the village of Lanchester, where primary and secondary schooling is available along with a large range of day to day facilities including grocery shops, chemist, public houses and restaurants

Services

Oil fired central heating, Septic tank, Mains water, Independent zoned heating to both ground and first floor.

Tenure - Freehold

Council Tax Band G - Approx. £3564 PA



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		78	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. 2022

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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