



Ladywell, Hamsterley, DL13 3RE
2 Bed - Bungalow - Detached
£345,000

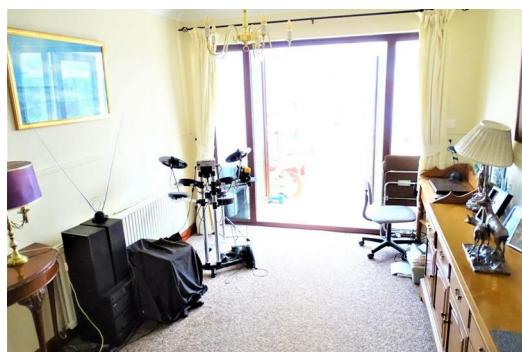
*** SOUGHT AFTER VILLAGE LOCATION *** BUNGALOW *** RARE TO THE MARKET *** OPTIONAL 2.3 ACRE PADDOCK ***

Rare to the market Robinsons are delighted to introduce this beautiful, 2 bedroom bungalow in the sought after village of Hamsterley. Only a short walk to the village which boasts the popular Cross Keys country pub & restaurant and local primary school. A short drive away and you have the beautiful Hamsterley forest and the bustling market town of Bishop Auckland.

The property briefly comprises of a lounge, dining room, kitchen with traditional units, work tops and breakfast bar, w/c, 2 bedrooms with the master bedroom benefitting from a dressing room and en-suite bathroom, main bathroom and an attic room. In addition, there is a conservatory which opens onto a beautiful, matured private garden sprawling with features including a chalet fitted with bunk beds, electrics and log burning stove. Externally there is ample parking on the large driveway and double garage.

In addition, there is an optional 2.3 acre paddock with running water available which is only a short walk from the property and can also be accessed via car. The purchase can be negotiated privately via the home owner.

We anticipate demand will be high for this much sought after property so to arrange a viewing call us today on 01388 458 111.



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GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door, wood flooring.

Lounge

13'6" x 18'5" (4.13 x 5.62)

UPVC double glazed window, radiator.

Dining Room

12'4" x 9'4" (3.77 x 2.85)

UPVC double glazed patio doors leading to the conservatory, radiator.

Conservatory

14'11" x 10'4" (4.55 x 3.15)

UPVC double glazed, wood flooring.

Kitchen

12'4" x 12'4" (3.78 x 3.76)

UPVC double glazed, radiator, fitted kitchen units and worktops, dining/breakfast bar, sink/drain/mixer tap, integrated double electric oven, integrated electric hob, extractor hood, space/plumbing for appliances, tiled splashback, tiled floor.

Guest Cloakroom/WC

8'6" x 3'3" (2.61 x 1.01)

UPVC double glazed window, radiator, w/c, hand basin, tiled floor.

Master Bedroom

10'9" x 9'3" (3.28 x 2.82)

UPVC double glazed window, radiator. The master bedroom is accessed via a dressing room.

Dressing Room

9'2" x 8'3" (2.81 x 2.53)

Fitted carpets, wardrobe space.

En-Suite

9'2" x 3'11" (2.81 x 1.20)

UPVC double glazed window, radiator, double shower cubicle, w/c, hand basin.

Bedroom 2

10'9" x 9'4" (3.28 x 2.87)

UPVC double glazed window, radiator, fitted wardrobes.

Bathroom

6'10" x 6'9" (2.10 x 2.08)

UPVC double glazed window, white bathroom suite, heated towel rail, electric shower unit.

Attic Room

14'2" x 6'10" (4.33 x 2.10)

Double glazed roof light window, fitted carpets. The attic room is accessed from a staircase leading from the lounge.

Double Garage

16'5" x 16'4" (5.01 x 4.98)

EXTERNAL

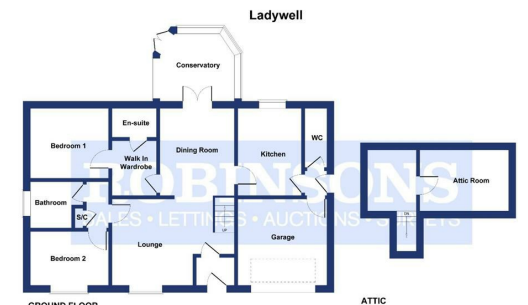
Externally the property benefits from a matured rear garden which is sprawling with trees, plants and features. There is a chalet at the bottom of the garden with electrics, wood burning stove and bunk beds. There is also a storage building which houses the oil tank.

To the front of the property is a substantial driveway with a well matured front garden.

In addition, there is an optional purchase of a 2.3 acre paddock a short distance away with the benefit of running water.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and positions, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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