



## 4 bed detached house to buy in

Sunderland Street, Houghton Le Spring,  
Tyne and Wear, DH5 8BG

**£525,000** Starting Bid

 x 4  x 3  x 2

Tenure

**Freehold**

Driveway parking

Garden

## Property features

- ✓ Detached Four Bed Farm House
- ✓ 30 Acres Of Freehold land
- ✓ Three Stable Blocks
- ✓ Indoor & Outdoor Arenas
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

**\*\*30 ACRES OF LAND\*\*DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*THREE STABLES BLOCKS\*\*INDOOR & OUTDOOR ARENA\*\*MULTIPLE CAR DRIVEWAY\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents take great pleasure to bring to the market this well established equestrian farm, which benefits from a stone built, four bed detached home, 30 acres of freehold land, three stable blocks, indoor and outdoor arenas. This exceptional equestrian farm provides a great business opportunity or the perfect family home.

The internal layout is spacious throughout comprising of:- entrance to a generous hallway with access to the a downstairs utility/W.C, lounge, dining room, kitchen/breakfasting area, a large storage cupboard, rear porch and tack room.

The first floor consists of:- bright and spacious landing, principal bedroom with en-suite shower, bedrooms two also has an en-suite, a further two bedrooms and a large four piece family bathroom. The farm house also benefit from double glazed windows, gas central heating and a new re-wire.

Externally to the rear of this impressive home there is 30 acres of freehold land that provides breathtaking views, three stable blocks totalling 24 stable boxes, indoor and outdoor arenas.

Early viewings come highly recommended to really appreciate the unique features, size and land this property provides. Please call our Houghton office to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £525,000

Property Type: Detached House

USPs: Garden, Has land, Chain free

Parking: Driveway

Heating: Gas

## Entrance/Hallway

Property entrance leading to a generous hallway, which access to a multiple rooms and the first floor staircase.



## Lounge

4.23m x 4.73m (13'10" x 15'6")

Spacious lounge with newly plastered walls, a radiator and a double glazed window.

## Dining Room

4.19m x 4.80m (13'8" x 15'8")

Separate diner with carpet flooring, a feature fireplace, radiator and two double glazed windows.



## Kitchen/Breakfasting Area

4.72m x 4.86m (15'5" x 15'11")

The kitchen/breakfasting area benefits from a range of upper and lower unit with contrasting work surfaces, a Belfast sink unit and a Rangemaster oven with a 5 burner gas hob. Tile flooring, tiled splash back, a radiator and a double glazed window.



## Utility/W.C

2.78m x 3.80m (9'1" x 12'5")

Convenient area with a WC, hand wash basin, two double glazed windows, newly plastered walls and ceiling.

## Rear Porch

6.26m x 2.66m (20'6" x 8'8")

The rear porch has a radiator, double glazed windows and gives direct access to the tack room/storage area.

## Tack Room

4.16m x 2.40m (13'7" x 7'10")

The tack room is accessible via the rear porch and has a double glazed window.

## First Floor Hallway

Bright and spacious hallway which gives access to each bedroom and the bathroom. The first floor hallway also gives access to loft via a retractable ladder.



## Principal Bedroom

*4.31m x 4.87m (14'1" x 15'11")*

Double bedroom with an en-suite, fitted wardrobes, a radiator and a double glazed window.



## En-suite

*4.70m x 1.39m (15'5" x 4'6")*

Convenient en-suite with a walk-in wardrobe, hand wash basin and WC. Carpet flooring, tile splash back, a radiator and a double glazed window.

## Bedroom Two

*4.50m x 4.03m (14'9" x 13'2")*

Double bedroom with an en-suite area, newly plastered walls and a double glazed window.



## Bedroom Two En-suite

*2.29m x 1.54m (7'6" x 5'0")*

Plumbing to fit an en-suite and newly plastered walls.

## Bedroom Three

*4.23m x 2.77m (13'10" x 9'1")*

Double bedroom with a double glazed window.

## Bathroom

4.31m x 3.87m (14'1" x 12'8")

Generous four price bathroom benefiting from a walk-in shower, paneled bath, WC and a hand wash basin vanity unit. Laminate flooring, tile splash back, a column radiator and a double glazed window.



## Bedroom Four

2.74m x 3.02m (8'11" x 9'10")

Double bedroom with a radiator and a double glazed window.



## Indoor Arena

11.77m x 17.73m (38'7" x 58'2")

A fully enclosed indoor arena with a gated entrance.



## Outdoor Arena

17.47m x 27.17m (57'3" x 89'1")

A gate outdoor arena (17.47 x 27.17)



## Outdoor Stable

A block of 5 stables



## Indoor Stable Block

An Indoor stable block with 11 stable boxes.



## Indoor Stable block Two

A second block of indoor stables with 8 stable boxes, this stable block also gives gated access to the outdoor arena.



## Land

This property comes with a stunning 30 acres of land, which provides breathtaking views over Houghton-Le-Spring. The land also has the benefit of being freehold.






**Ground Floor**



**First Floor**

Total floor area 186.2 m<sup>2</sup> (2,004 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Sunderland Street, Houghton Le Spring, Tyne and Wear, DH5 8BG

Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

