



GSC GRAYS

PROPERTY • ESTATES • LAND



Jasmine House, California

Witton Park Bishop Auckland, County Durham, DL14 0DR

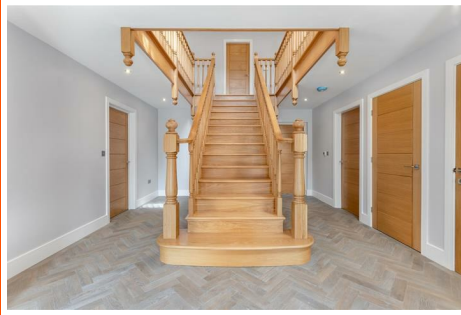
Guide Price £795,000



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Situation and Amenities

Situated on the edge of Witton Park is within easy reach of local amenities and with good public transport links to schools and shops. Bishop Auckland 3 miles, Newton Aycliffe 9 miles, Barnard Castle 14 miles, Darlington 27 miles, Durham 30 miles. Please note all distances are approximate.

Description

A superb, newly built, prestigious home situated within a substantial plot of approximately 6.13 acres a semi rural location. This expansive property has been built by the current owner to the highest of standards with good quality fixtures and fittings throughout, including; excellent stone masonry, bespoke solid oak staircase, kitchen and ensuite bathrooms. Throughout the property there are generously sized rooms including, three reception rooms all of which have windows facing the open views to the rear, four bedrooms, three with ensuite and a multi-functional room to the top floor which could be a games/cinema room or gym. Externally the property is also a neutral canvas for the next owner to complete to their taste, such as landscaping the gardens. There is a sweeping driveway providing off road parking leading to a double garage and access to a substantial basement which could have a range of uses, as well as several acres of land and stabling, suitable for equestrian use or hobby farm.

Accommodation

Solid front door with frosted windows either side, leading into the entrance hallway.

Entrance Hallway

With parquet flooring, a bespoke solid oak staircase, oak doors leading to the dining/kitchen, sitting room, WC, dining room and a walk in cloaks cupboard.

Dining Kitchen

With newly fitted off white wall and base units with a light grey composite work surface, 11/2 stainless steel sink unit with mixer tap and drainer, a space for a range style cooker with a composite splashback, stainless steel Rangemaster extractor hood an American style fridge/freezer, spotlights and a door leading into the utility. Sliding patio door to the rear with superb views, two windows to the side.

Utility

With wood effect flooring, wall and base units which are the same style as the kitchen, with composite work surface and a stainless steel sink with mixer tap and drainer, a sash window to the front and a door to the side.

Sitting Room

With three full height windows overlooking the superb views to the rear and grazing land, oak windowsills.

Dining Room

With a sliding patio door to the rear with superb views, a log burner with stone hearth, two sash windows to the front and oak windowsills.

Garden Room/ Snug

With four windows to the front, side and rear, oak windowsills and a door to the rear.

Ground Floor WC

With sensor lighting, tiled walls and floor, low level WC and wall mounted wash handbasin with storage and an opaque glazed sash window. Extractor fan.

Walk in Cloaks Cupboard

A walk in cupboard with pipework for the underfloor heating which services the rooms to the ground floor.

First Floor Landing

With doors leading to all the bedrooms, house bathroom and a spindle staircase to the second floor. A sash window to the front aspect with oak windowsill and an airing cupboard housing the pressurised Megaflo water cylinder and a separate storage cupboard.

Main Bedroom

With three windows to the rear aspect overlooking the superb views and grazing land, two radiators. Walk in dressing room with sensor lighting, fitted shelving and hanging space. Ensuite- double shower with rainwater head and hand held head, wall mounted wash handbasin with storage, low level WC and heated towel rail. Extractor fan, tiled walls and floors.

Bedroom Two

Fitted wardrobes with sliding doors, a window to the rear with superb views and a radiator. En-suite with a step in double shower, wall mounted wash handbasin with storage, low level WC, heated towel rail, opaque sash window to the side, extractor fan, tiled flooring and walls.

Bedroom Three

With dual aspect to the rear and side, fitted wardrobe and radiator. En-suite shower room with corner step in shower, wash handbasin with storage, low level WC, extractor fan and an opaque glazed window to the side. Tiled flooring and walls and a heated towel rail.

Main Bathroom

With a contemporary white suite with walk in double shower, a freestanding bath, wall mounted wash handbasin, low level WC, opaque glazed sash window to the front, heated towel rail and tiled flooring and walls.

Bedroom Four

With a dual aspect with a sash window to the front and a window to the side. Radiator.

Second Floor

A substantial room with a window to the side and four Velux windows to the rear, four radiators, wood effect flooring and a storage cupboard. This room could have a range of uses, including; an additional bedroom, games/ cinema room or gym.

Externally

The property is approached through wrought iron gates with stone walls to either side, leading to a large expanse of parking, currently surfaced with hardcore, to the front of the property and the detached, stone built double

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garage. The garage has electric doors and pedestrian side entrance, light and power connected. There is a step down to a paved patio area which leads to the front door and a low stone wall to separate the garden and parking. A raised patio which runs around the perimeter of Jasmine House, (please note two areas requires surfacing, currently hardcore) with a paved patio seating area adjacent to the doors leading out of the sitting room. The rear garden provides a blank canvas for the new owner and requires landscaping and turfing. The perimeter of the property has Yorkshire board, post and rail, hedged and wall boundaries. Underneath the property and raised patio, there are timber doors built into the stone wall, accessed from the lower garden to the substantial basement. From the garden there is also access to the grazing land through a timber gate, with post and rail fenced boundaries.

Basement

Accessed separately from the main house, via oak timber double doors, the basement is separated into several rooms which could be used for a range of purposes. Light and power connected.

Land

Beyond the garden there are several acres of grazing land suitable for equestrian use or hobby farm livestock, with hedged, post and rail and wire fenced boundaries. The land is separated into three paddocks with a stable block situated within the lower paddock. There are four loose boxes which have a corrugated iron frame and roof a hay store and a separate tack room. The stables require maintenance.

Services

Mains electricity and water are connected. Gas fired central heating.

Tenure, Local Authority and Council Tax

The property is believed to be offered freehold with vacant possession upon completion. Durham County Council. For Council Tax purposes, the property is banded G.

Wayleaves, Easements and Rights of Way

Jasmine House is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not. There is a footpath

which runs North to South, beyond the Eastern boundary of the property. We have been advised that there is a public footpath which runs through the main grazing field.

Areas, Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



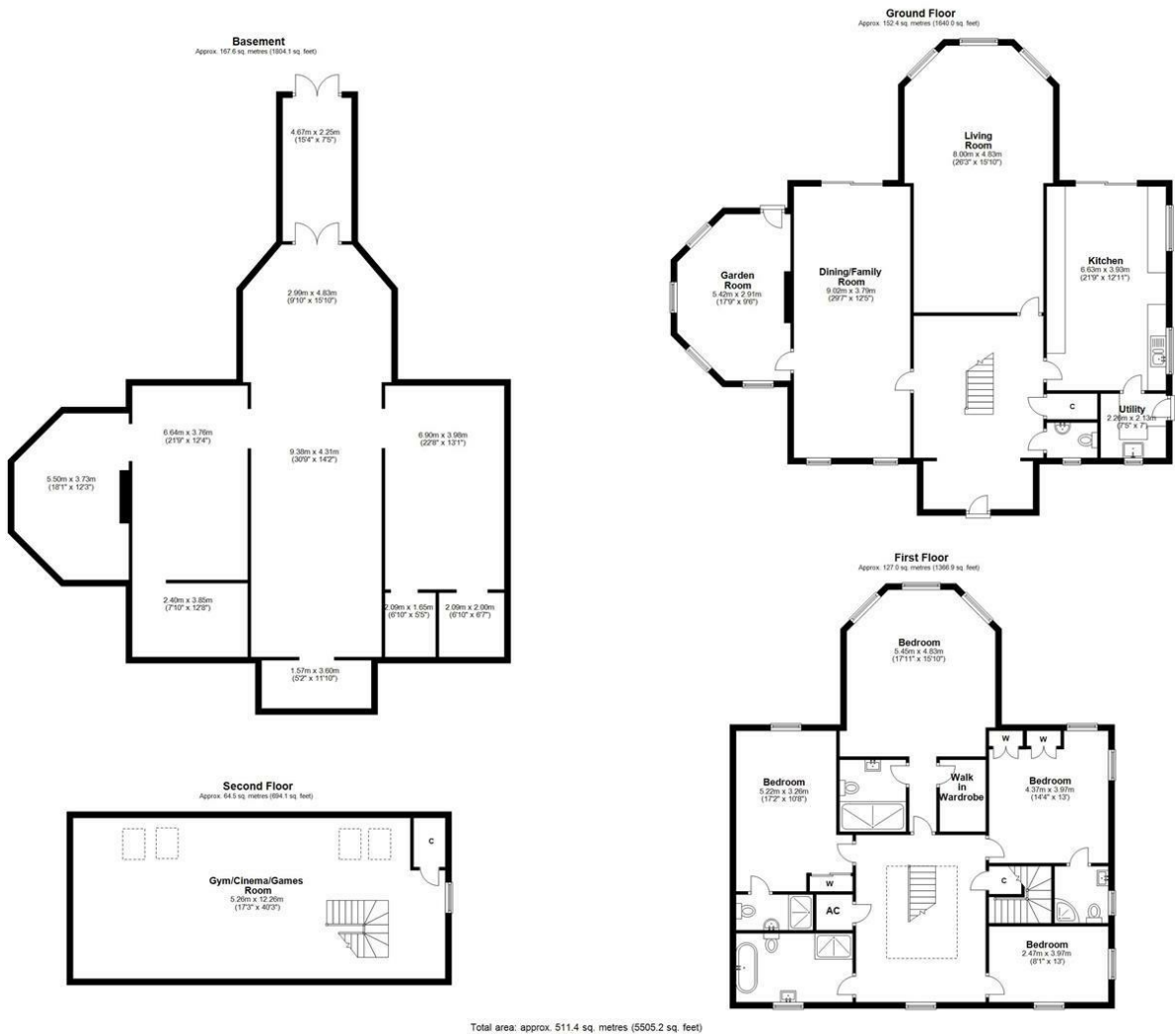
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

