



CALVA HOUSE
Hamsterley, County Durham



GSC GRAYS
PROPERTY • ESTATES • LAND

CALVA HOUSE

HAMSTERLEY, COUNTY DURHAM, DL13 3PT

A DECEPTIVELY SPACIOUS FOUR BEDROOM FAMILY HOME, SITUATED IN THE HEART OF THE HIGHLY SOUGHT-AFTER VILLAGE OF HAMSTERLEY. THIS CHARACTERFUL ACCOMMODATION COMPRISES FOUR RECEPTION ROOMS, KITCHEN, STUDY, UTILITY ROOM, MASTER BEDROOM WITH EN-SUITE, GUEST BEDROOM WITH EN-SUITE, TWO FURTHER BEDROOMS AND HOUSE BATHROOM. EXTERNALLY THERE ARE MATURE GARDENS AND A SPACIOUS GARAGE.

Accommodation

Entrance Hall • Hallway • Sitting Room • Living Room • Study
Garden Room • Dining Room • Kitchen • Utility Room • Cloakroom/WC
Master Bedroom with En-Suite and Dressing Area • Guest Bedroom with En-Suite
Two Further Bedrooms • House Bathroom.

Externally

Enclosed Rear Garden • Patio Area • Ample Parking • Large Garage/Outbuilding



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Situation

Wolsingham 6 miles, Bishop Auckland 7 miles, Barnard Castle 12 miles, Durham 19 miles, Darlington 19 miles, Newcastle 32 miles. The property is situated within the attractive rural village of Hamsterley, which sits in open countryside between scenic Weardale and Teesdale. The village is ideally situated for access to the rural market towns of Wolsingham, Bishop Auckland and Barnard Castle, offering a variety of national and independent shops, eateries and tourist attractions, whilst the cities of Newcastle and Durham are within easy reach offering a further array of activities. Main line train stations can be found at Darlington and Durham, with International Airports at Teesside, Newcastle and Leeds Bradford. The A1 (M) and A68 are easily accessible bringing many areas within commuting distance. Hamsterley is well established, friendly

rural community with primary school, popular public house and active Village Hall association. Hamsterley Forest is approximately a mile from the site and offers 2,000 hectares of walks, bridleways and cycling tracks ideal for those who enjoy outdoor activities.

Ground Floor Accommodation

On entering the property two reception rooms flank the entrance hall. The light-filled sitting room has a bow window to front elevation and cast-iron fireplace with tiled inset and wooden surround. The living room has multi-fuel stove, again with bow window to front elevation. From the living room an inner hall leads through to the garden room with a further useful room currently used as a wine store. The garden room has double glazed windows and patio doors to the rear garden.

The garden room has a balcony to the rear at first floor level with double doors leading to dining room. The dining room is open to the kitchen which has a matching range of wall and base units incorporating rolled edge worksurfaces with Aga and door to pantry. The utility room has door to the rear garden, large built-in cupboard, cloak room and wc. Back through to the entrance hall there is a study and staircase to first floor.

First Floor Landing

A gallery landing has doors to a master bedroom with a dressing area and en-suite. A generous guest bedroom which features an en-suite and dressing room. There are two further bedrooms and a four piece house bathroom suite.





Externally

To the exterior of the property there is a mature, enclosed rear garden mainly laid to lawn with hedge, wall and fenced boundaries. There is a patio area directly to the rear of the house and steps leading to the garage and parking area. The property boasts a substantial garage with power, light, water and remote access. The first floor of the garage offers huge potential subject to necessary consents.

Services

Mains electricity, water and drainage. Oil fired central heating.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

Wayleaves, Easements & Rights of Way

Calva 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.

Areas, Measurements & 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.

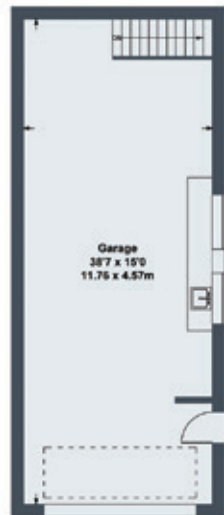
Viewings

Strictly by appointment via GSC Grays.





GARAGE (FIRST FLOOR)



GARAGE (GROUND FLOOR)



FIRST FLOOR

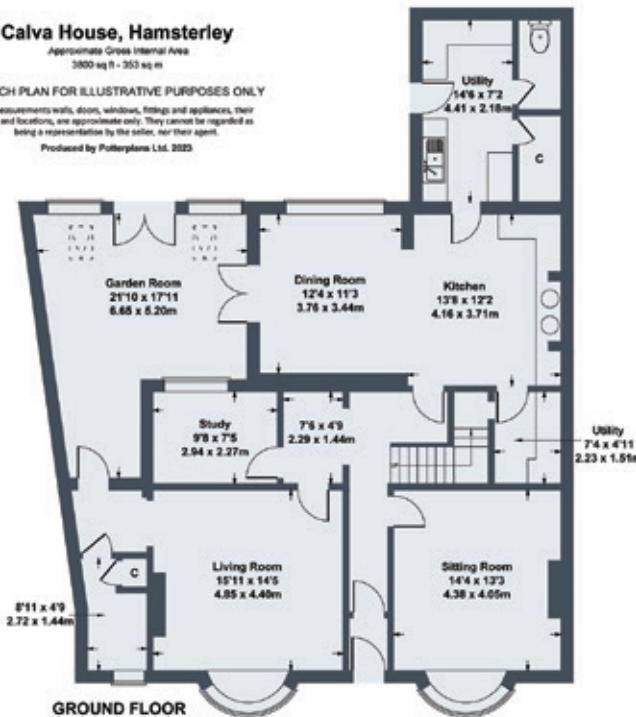
Calva House, Hamsterley

Approximate Gross Internal Area
3890 sq ft - 353 sq m

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 Potteryplans Ltd. 2023



GROUND FLOOR



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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.

Particulars written: June 2023

Photographs taken: June 2023