



WEST FARM STEADINGS  
Westerton, Bishop Auckland



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# WEST FARM STEADINGS

Bishop Auckland, DL14 8AH

Situated in the highly sought after village of Westerton, we are delighted to offer this four bedroomed detached stone built farmhouse with countryside views, character features and no onward chain.

## ACCOMMODATION

- \* Detached Farmhouse
  - \* Stone Built
  - \* Four Bedrooms
  - \* Enclosed Garden
  - \* Village Location
  - \* Garage
  - \* No Onward Chain
- \* Oil Fired Central Heating



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## Location

Located in the historic village of Westerton boasting Westerton observatory/folly built by Thomas Wright. The village itself provides easy access to a range of local facilities approximately 3.2 miles away in Bishop Auckland, where there is an extensive range of amenities available which includes a range of primary and secondary schools, shops, supermarkets and health care facilities. There is also access to transport systems via rail and bus which provide access to not only the neighbouring towns and villages but to further afield and places. The A689 is nearby and leads to the A1(m) both north and south which is ideally located for commuters to Durham, Darlington and York.

## Accommodation

The property briefly comprises entrance porch, entrance hall, living room, conservatory, dining kitchen, snug/study/bedroom, utility room, cloakroom/wc, master bedroom with en-suite, three further bedrooms and a house bathroom. Externally, there is an enclosed rear garden with raised patio, workshop, parking and garage.





### Ground Floor

The main entrance is via an entrance porch which leads into an entrance hall with one of two staircases to first floor and door to living room. The living room boasts dual aspect windows, open fireplace and double glazed patio doors to conservatory. The generous conservatory is to the rear of the property with tiled floor and door to rear garden. The open kitchen/dining room has dual aspect with solid fuel stove and exposed timber beams. The kitchen itself has a matching range of wall and base units incorporating granite worktop with space and plumbing for dishwasher and space for cooker. There is a further reception room/bedroom on the ground floor with double glazed window to rear and built-in storage cupboard. The utility room and separate wc are found at the base of the second staircase accessed via the dining room.

### First Floor

The first floor is accessed via two staircases with master bedroom with en-suite shower room, two further bedrooms, accessed via two landings through bedroom four. The house bathroom comprises a four piece suite with rolled top bath, step-in shower cubicle, vanity wash hand basin and low level wc.



## Externally

To the exterior of the property there is an enclosed rear garden with lawn and patio areas. The workshop/outbuilding benefits from a solid fuel stove. The garage has power, light and a roller door, with storage above. There is also off-street parking for one vehicle.

## Tenure

The property is believed to be offered freehold with vacant possession on completion.

## Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

## Particulars

Particulars written in September 2023.

Photographs taken in September 2023.

## Services and Other Information

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

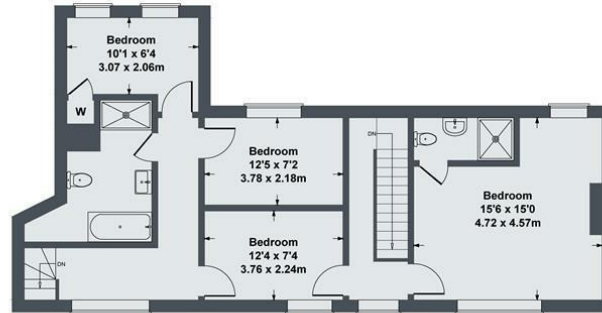
## Disclaimer Notice

GSC Grays gives notice that:

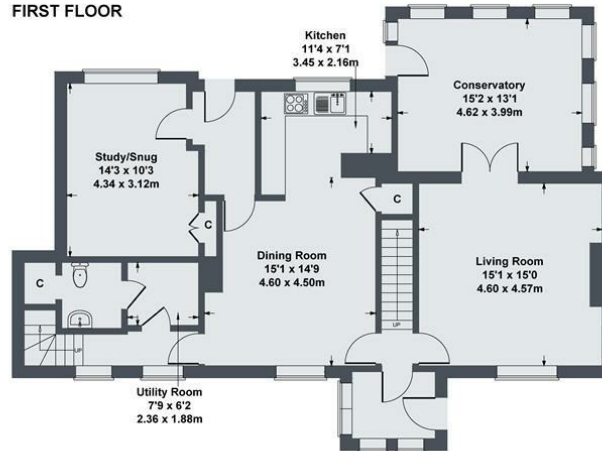
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

## West Farm Steadings, Westerton

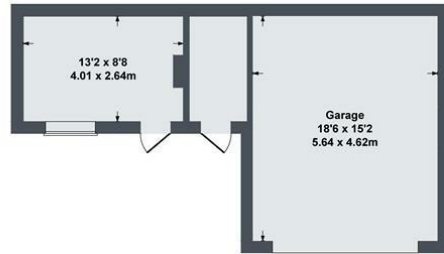
Approximate Gross Internal Area  
2369 sq ft - 220 sq m



FIRST FLOOR



GROUND FLOOR



OUTBUILDING/GARAGE

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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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