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The Rowans

Pittington Road, Rainton Gate



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £320,000



The Rowans, Pittington Road, Rainton Gate, Co Durham DH5 9RG

SITUATION AND DESCRIPTION

Situated on an excellent garden site of 0.376 acres is this lovely, three bedroom detached bungalow, which was originally constructed in the 1960's. The property, extremely unique in nature, has been well maintained by the same family since their purchase in the 1970's although some internal updating is required the property offers further potential development subject to local planning requirements.

This semi rural location offers a tranquil position, with south west facing gardens with stunning open aspect views over the surrounding countryside.

The property briefly comprises: Entrance vestibule leading to a spacious central reception hall, formal living room and dining room, conservatory and breakfasting kitchen with Aga. There is in turn a night hallway providing access to the three bedrooms, and family bathroom. The second bedroom also has the benefit of an en-suite bathroom/wc.

Externally, double wrought iron entrance gates give access to a block paved driveway which in turn leads to the double garage via two up and over doors. The fantastic garden site of circa a third of an acre comprises of formal lawned gardens with south west facing aspect, vegetable garden area and courtyard with ample storage and timber outbuildings. There is also access to a side porch with utility area and gardener's wc.

The location offers ease of access to all major road routes via the A690/A1(M) making it ideally placed for commuting to Durham, Sunderland and Newcastle.

The property comprises:

The accommodation leads from the front of the house to the entrance vestibule, where a double glazed door leads through to the reception hall.

RECEPTION HALL

With single panelled radiator, louvre doors connecting into cloak storage cupboards and an internal glazed door through to the inner hall.

INNER HALL

12'7 x 10'8 (3.83m x 3.26m)

With ceiling cornicing and rose, central heating radiator and door to shelved storage cupboard.

From the hall glazed doors connect to the sitting room, dining room and kitchen.

SITTING ROOM (south facing)

14'9 x 17'11 (4.51m x 5.47m) measurements into chimney breast and bay window

This is a fabulous room, well decorated and with a bay window to the south overlooking the well kept gardens. The focal point of the room is the Adam style fireplace with pillared surround and marble insert and hearth. There are two curved radiators beneath the bay window and a TV aerial point.

DINING ROOM (south & west facing)

18'11 x 11'9 (5.76m x 3.58m)

A lovely room with a fabulous view and aspect over the gardens to the south and west, the western elevation having a bow window with single panelled radiator beneath and the southern elevation with sliding patio doors which lead out onto the conservatory. The room has wallpaper decoration, frieze border detailing, cornicing, central ceiling rose and a lovely fireplace with tiled insert and hearth.

CONSERVATORY (rear facing)

13'8 x 8'6 (4.16m x 2.6m)

Enjoying fabulous open views to the south through the double glazed windows, double doors leading out onto the gardens and tiled flooring.

KITCHEN & BREAKFASTING ROOM (front facing)

19'4 x 9'5 (5.9m x 2.88m)

Fitted with a range of Hessian fronted base, wall and drawer cabinets with wood trims to the worktop surfaces, single drainer sink unit, spacing for a dishwasher, fluorescent tube lighting and recess for a refrigerator. The kitchen extends to provide a cooking area which accommodates the oil fired Aga with two ovens and two hot plates. The kitchen has delft rack detailing and cornicing to the ceiling.

From the kitchen a glazed door leads on to a side entrance hall and lobby which connects to the rear gardens.

GARDENER'S WC

Comprising high level wc.

There is a door leading to the garage and a door to a walk-in cupboard housing the Potterton wall mounted gas fired central heating boiler.

Returning to the entrance hall, a door connects to a passageway which has access into the roof void for storage with pull-down ladder and skylight. From the passageway four doors lead off to the bedroom and bathroom accommodation:



Gosforth Office
95 High Street
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FAMILY BATHROOM

With five piece suite comprising large corner bath, pedestal wash hand basin, corner shower cubicle with folding screen doors, bidet unit, close coupled wc, double panelled radiator, patterned tiling to the walls and suspended ceiling with concealed lighting.

BEDROOM ONE (rear west facing)

13'6 x 13'4 (4.11m x 4.06m) including fitted wardrobes
A lovely bedroom which has fabulous views to the west overlooking its gardens and towards Durham City. It is fitted with an extensive arrangement of Olympus wardrobes with hanging rail and shelf storage space, dressing table with recessed mirror and single panelled radiator.

BEDROOM TWO (rear west facing)

13'9 x 9'6 (4.19m x 2.91m)
A light and bright room with fabulous bowed double glazed window enjoying views towards Durham City and adjacent farmland, single panelled radiator, ceiling coving and rose. A door leads to the en-suite bathroom.

EN-SUITE BATHROOM

With four piece suite comprising closed coupled wc, corner shower cubicle with glazed screen access door, corner bath, vanity wash hand basin with cupboards beneath, ceramic tiling to the walls, wall lighting, single panelled radiator and double glazing.

BEDROOM THREE (side facing)

10'9 x 7'8 (3.27m x 2.35m)
Currently used as a study and working office with double glazed window, single panelled radiator and built-in wardrobes.

EXTERNALLY

To the front of the house there are two garages:

GARAGE ONE

21'8 x 9'4 (6.62m x 2.85m)
With electrically operated up and over door, cold water supply, power supply, electric circuit breaker controls, fluorescent tube lighting and good storage space. There is a door at the rear of this garage leading into the gardener's wc.

GARAGE TWO

18'0 x 9'5 (5.5m x 2.88m)
With an up and over door, independent pedestrian access from the rear, power and lighting and access into the eaves.

At the rear of the garages there is a useful hard standing and concrete area accommodating a number of timber constructed buildings, one of which provides storage for an oil tank, which is used for the Aga, and a general workshop, a log store and two garden stores.

To the front of the house there is a good hard standing area and general parking area for a number of cars. The approach to the property is very attractive with Lakeland stone surround to the front elevation walls. The principal gardens are situated to the side and rear. To the rear of the house there is a vegetable garden with two greenhouses and conifer boundaries. The main garden is situated to the side and is south facing. It includes a disused water feature and pond with power supply for a fountain. The main gardens are set out with lawned areas and a beautiful flower and rockery bed border, with evergreen shrubs and plants giving good colour throughout the year. The garden has been very well planned and landscaped.

Mature hedge boundaries give good privacy and screening from adjacent farmland and countryside. The house enjoys three lawned areas and has many mature trees, including a fabulous monkey puzzle tree.

SERVICES

The property has mains gas, electric, water and drainage.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505



Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339





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Gosforth Office

95 High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033

f: 0191 2233538

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