



Detached House

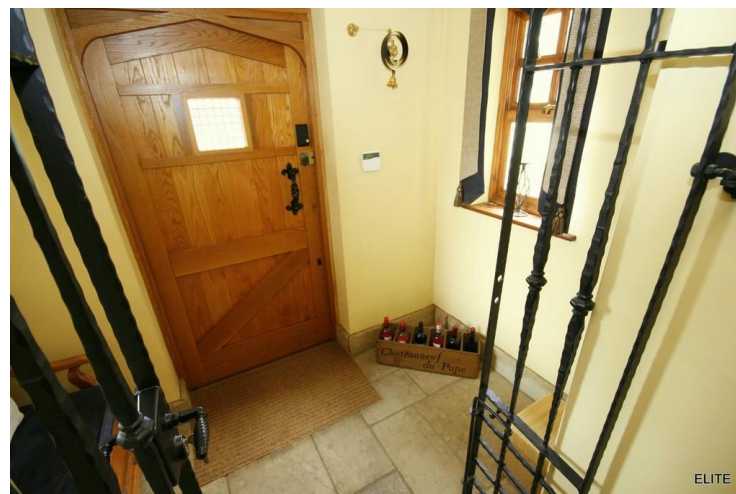
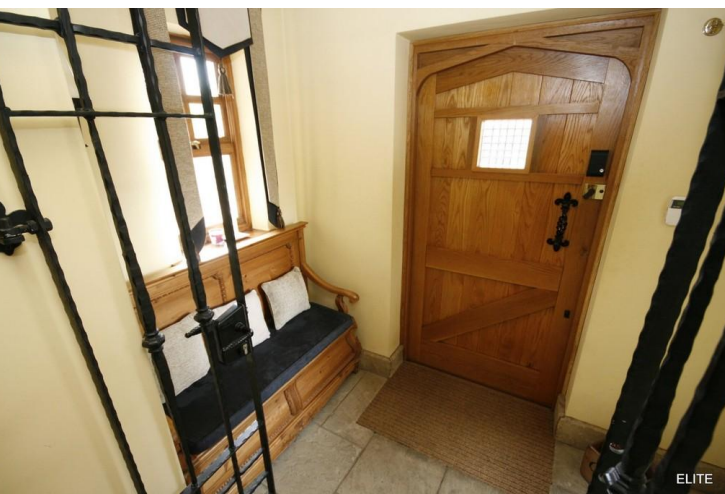
EPC RATING: 70

Chilton Moor, Tyne & Wear, DH4 6PY

Freehold

Elite Estates are delighted to invite you to an OPEN TO VIEW on SATURDAY 17TH JUNE 1.00PM-3.00PM to appreciate this truly magnificent bespoke detached home within private grounds with stunning panoramic views. Morton Acres Cottage, individually designed with attention to detail beyond imagination..

Offers In Region Of **£549,950**



Property Description

Elite Estates are extremely proud to offer for sale this stunning three bedroom, each with own bathroom amazing bespoke design home offering luxury, style and oozing character. Many superb features including a reclaimed slate roof, mezzanine landing to the first floor and beamed ceilings. Accessed via electric gates leading into an enclosed gravelled parking area. The beautiful hand made solid oak door leads to the outer porch and reception hall. The drawing room with inglenook fireplace/snug reading area and log burner is the most wonderful unexpected feature adding elegance and style to this already beautiful room. The property has been designed with an informal kitchen/relaxing area with bespoke French Oak kitchen with a central island and contrasting Baltic brown granite work surfaces, an excellent range of high quality Bosch appliances and a Sandyford stove oven with hot plates. Underfloor heating to the whole of the downstairs and

flagged flooring. The L shaped design kitchen/dining is perfect for socialising whilst a formal feel the dining area completes this gorgeous space. The garden room leads from the dining room and French doors lead to the fabulous gardens and entertaining area. The property benefits from beautiful solid timber double glazed sash windows throughout. The central staircase with a mezzanine landing leads on to three double bedrooms that are full of character, each with en suite facilities. The master bedroom has exposed trusses and beams and excellent built in solid wood wardrobes incorporating a door leading to the unexpected en-suite. The further two bedrooms are simply divine with third bedroom having a Victorian style bathroom with free standing slipper bath with claw feet and dressing area. The property is bordered by a gorgeous stone wall. The superb outdoor space to the rear is calming, private and enclosed. Morton Acres Cottage is located in the County Durham countryside with good access to centres including Durham City and Houghton le Spring as

well as easy access to the main North East road networks.

AMENITIES:

The property is entered via a private electric gated entrance which leads to a gravelled area giving ample parking for a number of vehicles. To the front, there is a double detached garage with the annexe above. There are out buildings which are currently utilised as a home office and laundry room with power, lighting Gas central heating and water. The property boasts a delightful lawned garden South/West to the rear that is well maintained and laid to lawn, which commands glorious rural views. This is a There is also a stone patio area with another stone log fireplace which provides a fabulous space for al fresco dining and family entertaining and a fire for those chilly summer evenings .

LOCATION:

The property lies approximately 7 miles to the north

west of the historic City of Durham. Rainton Meadows Nature Reserve is a five minute away, a must for bird lovers, which provides a wide variety of habitats including grassland, scrub, mature woodland and several ponds. There are numerous walks and cycle routes surrounding the property and, within a mile, The Chilton Moor Country Club is located just over the road from the property and could be a purchasers new local after a long walk, no need to drive. Chilton Moor boasts a fresh bakery, butchers and Post office. The choice of schools in nearby Belmont, Houghton le Spring, Fencehouses and Lumley, both primary and secondary, are excellent and are all easily reached. The Italian Farmhouse and The Back Room are also within easy reach, for a meal out, both of which serve great food. There are good transport links into the local towns and beyond via the A1(M) A(19) and A690 making the rest of the North East easily accessible

- Hardwood sash style double glazing throughout.

- Under floor heating to ground floor.
- Oil central heating.
- Freehold
- Council Tax Band F - EPC rating C
- Bio septic tank
- Block and beam construction.
- Feature reclaimed slate roof.
- LPG gas to multi burner.

ENQUIRIES STRICTLY THROUGH ELITE ESTATES - CALL 0845 6044485 OR 07495 790740 - SEVEN DAYS/WEEK

GROUND FLOOR

PORCH

A magnificent solid oak door leads to the outer porch which is beautifully designed with a paved flag floor, a window to both sides, superb butlers bell and internal wrought iron

gates leading into the:

RECEPTION HALL

A dramatic reception hall with double height ceiling space, an elegant and charming rustic feel with flagged floor, feature solid dark oak staircase leading to the first floor where a stunning wrought iron mezzanine landing awaits.

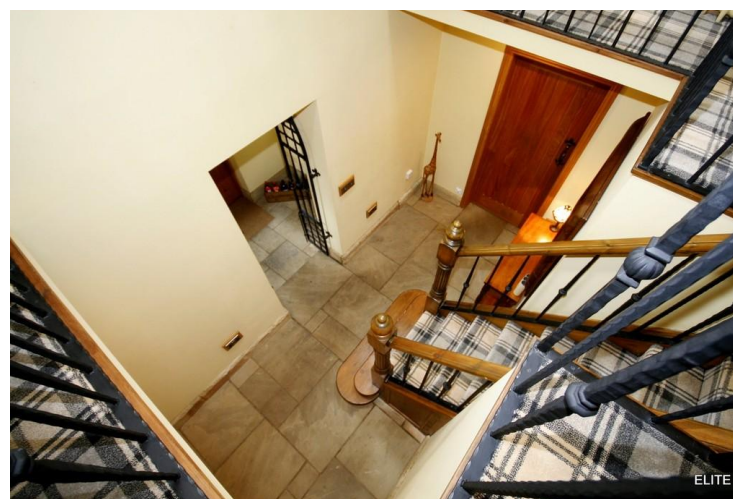
DRAWING ROOM

Opulent with an exceptional feel to this exquisite room with feature inglenook fireplace in stone and stone hearth with an Oak timber mantle which gives access beyond into a beautiful reading room/snug. Panelled walls, beams, sumptuous raspberry carpet and spot lights to the ceiling. Dual aspect windows.

KITCHEN/BREAKFAST ROOM/RELAXING

A fabulous French Oak hand made kitchen consisting of wall and floor units, dressers, display cabinets with beautiful







contrasting Baltic brown granite surfaces, stunning central island with over island pan rack, cream SANDYFORD stove set within a reclaimed brick inglenook, walk-in larder, shelved and with SAMSUNG American fridge/freezer with drinks dispenser and ice, under island integrated fridge and separate freezer, integrated dishwasher, paved flag floor, traditional farmhouse style tap, Views across the front court yard and rear garden. Step down from the kitchen to the relaxing area compete with a beautiful bay window and exposed brick fire place and fire. Just off to right is the dining room, whilst being open plan the L shaped design of the kitchen/relaxing and dining room allows for a more formal dining perfect for socialising and entertaining.

DINING ROOM

A superb sized dining room positioned just off the garden room and Drawing room.

GARDEN ROOM

Beautiful French doors lead into this exquisite garden room which enjoys the views across the large garden and looks upon the purpose built outside entertaining area complete with BBQ and patio. Exposed brick chimney and fire, windows, paved flag floor and spotlights to the ceiling. A beautiful versatile room

WC

Exquisite in design complete with a Downton Abbey Traditional high level toilet creating a beautiful period look with traditional white hand basin, panelled walls and paved flag floor.

FIRST FLOOR

MEZZANINE LANDING

A gorgeous feature with T fall roof and Velux windows, a generous space and stylish tartan carpet and doors which access the three bedrooms to the first floor.

MASTER BEDROOM

Cleverly designed with beautiful solid wood fitted wardrobes which incorporates a door leading to an unexpected exquisite en-suite with sash window and views over the rear garden, T fall roof, high ceilings and beams. Sumptuous aubergine carpets, simply divine.

EN-SUITE

A Victorian feel to this beautiful en-suite complete with travertine wall and floor tiles, sunken double ended roll top bath, bespoke oak vanity unit with sunken sink and marble surface, rose gold shower cubicle with rain fall shower head and a stunning Victorian style heated towel radiator and WC. The window overlooks the beautiful enclosed private rear garden.

BEDROOM TWO

A superb sized double with beautiful views, positioned to

Floorplan

Tenure

Freehold

Council Tax Band

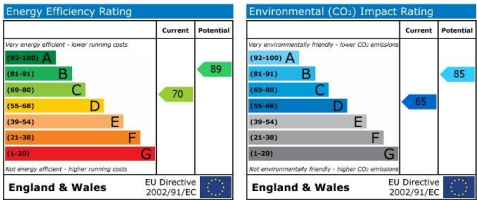
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Viewing Arrangements

Strictly by appointment

Local Authority

Durham County Council



Speak to one of our professional team today:

0845 604 4485

BERMUDA HOUSE, 14 DINSDALE PLACE, JESMOND, NEWCASTLE UPON TYNE, TYNE AND WEAR, NE2 1BD

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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