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School House Oakenshaw, Crook, DL15 0SX

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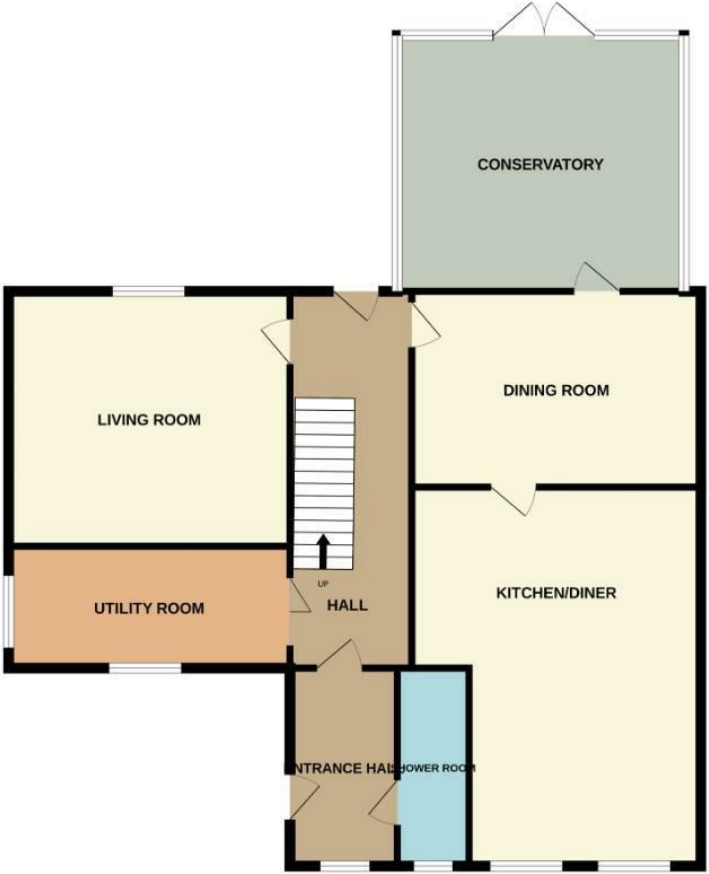
£375,000

An outstanding Edwardian family home, spacious, bright and situated within over a quarter acre of mature gardens with a large gated driveway, garage, workshop and greenhouse. School House was originally the home of the village school master and is filled with character complete with traditional features throughout. The five bedroomed property is located in Oakenshaw - a small, friendly and thriving village, ideally positioned for convenient access to Durham, Darlington, Newcastle and Weardale. The village has a residents' association as well as local nature reserve, lakes and well managed woodlands, whilst neighbouring towns Willington and Crook offer an extensive range of local amenities including supermarkets, schools, retail stores, cafes and healthcare services. There is an hourly bus service to Willington whilst the A688 and A167 are also nearby.

The property briefly comprises; an entrance hallway leading into the living room, formal dining room, kitchen/diner, utility room and shower room to the ground floor. The first floor accommodates four double bedrooms, the fifth single bedroom and the family bathroom. Externally, the property is set within an impressive plot boasting a meticulously maintained garden to the front featuring well established box-hedges, herbs and perennial plants, along with a large block-paved driveway leading to garage and workshop. To the rear, there is a further enclosed garden mainly laid to lawn with patio space ideal for outdoor seating and furniture, perimeter borders hosting an array of mature plants, bushes and shrubbery along with a stunning apple orchard with multiple vegetable planters and a large steel-framed greenhouse.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	58		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Living Room

15'5" x 14'0"
The first reception room is a great size with ample space for furniture and benefits from an ECO 7 multi fuel stove with feature surround, wooden flooring and window to the rear overlooking the garden

Kitchen/Dining Room

21'5" x 16'0"
The kitchen/dining room has been beautifully designed, fitted with a range of painted wooden units with complementary oak work surfaces. Integrated appliances include a dishwasher and fridge. There are 2 cookers: a large Falcon cooker and a gas fired Aga. This room is filled with natural light from the large windows and sky lights and plenty of space remains available for further free standing appliances along with a dining table and chairs.

Dining Room

15'8" x 10'9"
The dining room leads through into the conservatory and has direct access from the kitchen, fitted with a multi fuel stove with feature surround and wooden flooring.

Conservatory

14'5" x 14'1"
Located to the rear is the spacious conservatory. South-West facing with double doors leading out into the garden and panoramic windows offering stunning views. Accessed through the second reception room via stained glass double wooden doors.

Utility Room

15'5" x 6'6"
The utility room provides additional storage, fitted with a further range of cabinetry, work surfaces and sink/drainers with space available for additional appliances including plumbing for a washing machine.

Shower Room

The shower room has been fitted with a shower cubicle, heated towel rail, WC and wash hand basin.

Master Bedroom

14'7" x 10'8"
The master bedroom is spacious and bright with neutral decor and a large window to the rear offering plenty of natural light, overlooking the garden.

Bedroom Two

15'8" x 9'10"
The second bedroom is a double size located to the rear with neutral decor and views over the extensive garden.

Bedroom Three

15'5" x 9'10"
The third bedroom is another spacious double with neutral decor and large window to the front elevation.

Bedroom Four

15'1" x 9'10"
A fourth and final double bedroom with window to the front elevation.

Bedroom Five

7'4" x 5'8"
The fifth bedroom is a single room which could also be utilised as a home office or playroom. Located to the rear with large window and views over the garden.

Bathroom

10'11" x 8'9"
The bathroom has been fitted with a double shower cubicle, panelled bath, WC and wash hand basin.

External

Externally, the property is set within an impressive plot boasting a meticulously maintained garden to the front featuring well established box-hedges, herbs and perennial plants, along with a large block-paved driveway leading to the garage and workshop. To the

rear, there is a further enclosed garden mainly laid to lawn with patio space ideal for outdoor seating and furniture, perimeter borders hosting an array of mature plants, bushes and shrubbery along with a stunning apple orchard with multiple vegetable planters and a large steel-framed greenhouse.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









