AN OUTSTANDING STONE BUILT DETACHED HOUSE SET IN AROUND 3 ACRES OF LAND

Meadow House, Coatham Mundeville,
Darlington, County Durham, DL1 3LU

Freehold

savills

A well-presented detached house with land and outbuildings

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4 Bedrooms ◆ 3 Bathrooms ◆ 5 Reception rooms ◆ Superb Kitchen/Breakfast room ◆ Utility room ◆ Boiler room ◆ 2 Bedroom Log Cabin ◆ Gardens & Paddocks ◆ Outbuildings ◆ Stables ◆ EPC rating = D

Situation

Darlington 5 miles, Durham City 14.5 miles, Teesside 16.5 miles, Newcastle 32 miles.

Meadow House is an outstanding four bedroom detached house providing superbly appointed living accommodation. Set in around 3 acres and occupying a superb position within the small hamlet of Coatham Mundeville to the North of Darlington. The property has been extensively renovated by the current owners to a high standard.

For the commuter Meadow House is conveniently located close to the junction of A167 and A1M motorway and is therefore ideally located for easy access to the business and commercial centres of the North East including Darlington, Durham and Newcastle. Many of the regions beauty spots are within driving distance including North Yorkshire, the Lake District, Northumberland and the East Coast. There are main line railway stations at Durham and Darlington which offer regular connections to London and Edinburgh. International Airports can be found at Newcastle and Leeds Bradford.

There are many sporting venues close to hand with numerous golf courses within the area including Hall Garth which is just a short walk from the property. Motor sport can be found at Croft and race courses at Newcastle, Sedgefield, York and Hexham. Local theatres include Darlington, Richmond, Durham and Newcastle.

Description

Meadow House offers versatile family accommodation set over two floors boasting style and character. An entrance porch with double doors gives access to a large entrance hall with an impressive central staircase, polished tiled floor and beamed ceiling. A spacious well-appointed sitting room with two pairs of French doors which lead out into the gardens, a recessed fireplace with brick insert and wooden mantle and open fire, oak flooring and double doors open into a rear hall.

The living room is another impressive room with French doors giving access to the garden, ceramic tiled floor and exposed feature brick wall. The kitchen breakfast room is the real hub of the home and is fitted with an excellent range of quality oak fronted wall and floor units with granite work surfaces and two inset circular sinks with mixer tap, a range of appliances including electric induction hob, recessed extractor hood, two electric ovens, wine cooler, American style fridge/freezer, dishwasher, island unit, ceramic tiled floor and dining area with French doors. A formal dining room leads off the kitchen. There is a study and family room both having access to the rear gardens. A boiler room and well-appointed utility room and cloakroom/w.c. complete the ground floor.

To the first floor a large central landing gives access to the principle bedrooms. The master bedroom is at the front of the house and has an excellent range of fitted wardrobes providing ample hanging and storage, the en-suite bathroom is fitted with a modern contemporary suite comprising large duo bath with chrome shower attachment, twin wash hand basins with storage beneath, low level w.c., walk in double shower and windows overlooking the front and side gardens. There are three further double bedrooms to the rear of the property. The family bathroom is fitted with a modern white suite comprising panelled bath, inset vanity wash hand basin, low level w.c., walk in shower and heated towel rail.

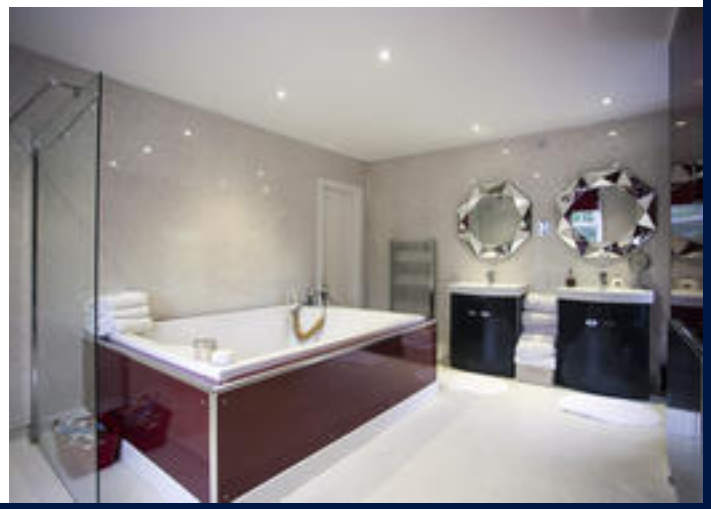
Externally
The property stands in spacious well maintained gardens. To the front there is a large lawned area and a gravel drive which is accessed via double electric timber gates. There is a small stone wall to the front of the property and attractive stone steps leading to a front stone patio. There is a large area of gravel drive and car parking to the rear, again accessed via double timber electric gates. Adjacent to the car parking area is a pleasant lawned garden and a large stone flagged patio, charming side garden with timber decked area and mature trees. In addition there is a fully central heated log cabin with 2 bedrooms, bathroom and kitchen/lounge.

A drive leads to a large hardstanding area providing additional parking and storage. There is a good large general purpose built building ideal for storage or could be used to create an indoor arena. A timber clad garage building which could be used for loose box stables. There is a large enclosed paddock to the front which leads down to the stream and enjoys views towards the golf course.

General Information
All mains services are connected. There is gas central heating, mains drainage and water.

Photographs taken - October 2018
Particulars prepared - October 2018

Viewing:
Strictly by appointment with Savills



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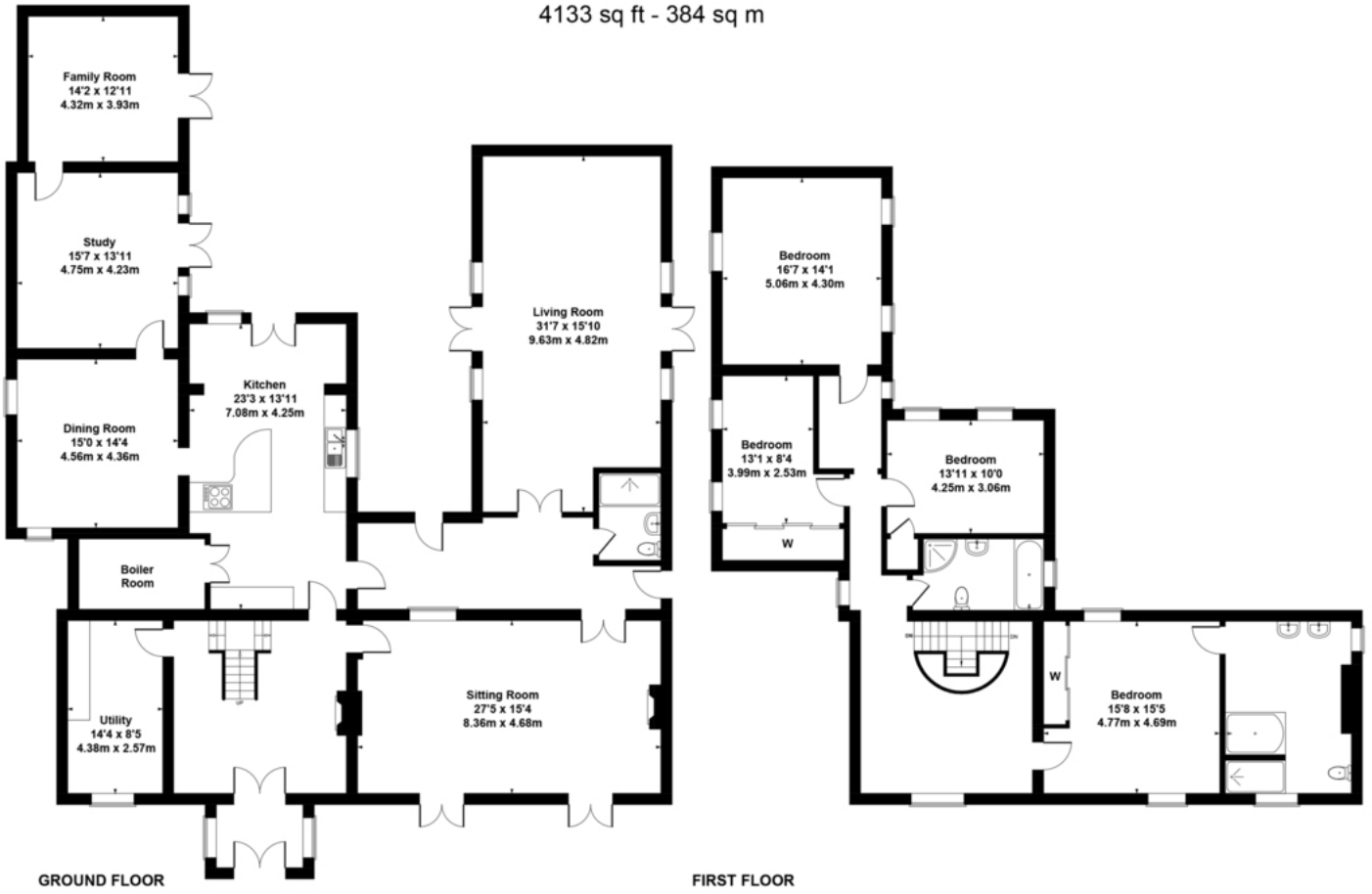
Approximate Gross Internal Area

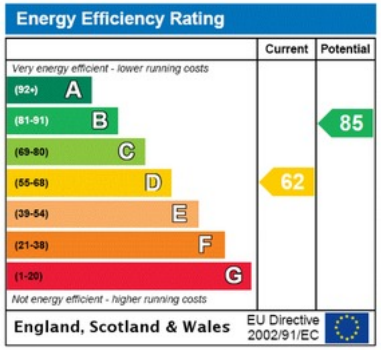
4133 sq ft - 384 sq m



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 Potterplans Ltd. 2018



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