



country properties
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Windlestone Park

Windlestone, Ferryhill, DL17 0LZ

Guide price £700,000

NICK & GORDON
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RESIDENTIAL

"Tanglewood" is a beautiful home set upon a large plot expanding to 0.8 of an acre. Located upon a historic estate in the heart of County Durham. This large five-bedroom property is approached via a private road with gated entrance. It stands within a hamlet on Windlestone Park, part of the estate that was the birthplace and childhood home of former Prime Minister Sir Anthony Eden. Immaculately and tastefully presented throughout, the house combines classic design features with contemporary elements within an extremely versatile layout and has rooms of excellent proportions to meet a variety of needs. The living accommodation currently forms the central part of the modern property with bedrooms and bathrooms focused on two zones. A large sun lounge with solid limestone flooring sits at one end of the property with French doors and picture windows overlooking the garden. There are two further reception rooms – a 23ft lounge with living flame LPG fire and a smaller snug or study. The dining kitchen extends to the full width of the property and has direct access into the practical utility room. The kitchen has an extensive range of painted timber units with solid marble worktops, a Belfast sink and inglenook for the stove cooker. Beyond here are two double bedrooms sharing a bathroom, affording privacy for guests or older children. Alternatively, it could offer opportunities for a bed and breakfast or home-based business. The other three bedrooms, including the master, lie off a central hallway with slate floor. Each one comes with built-in storage and cabinetry; the master has a large walk-in dressing room with the luxury of extensive shoe storage. They share a stunning half-tiled bathroom with a built-in vanity unit and free standing, claw foot bath.

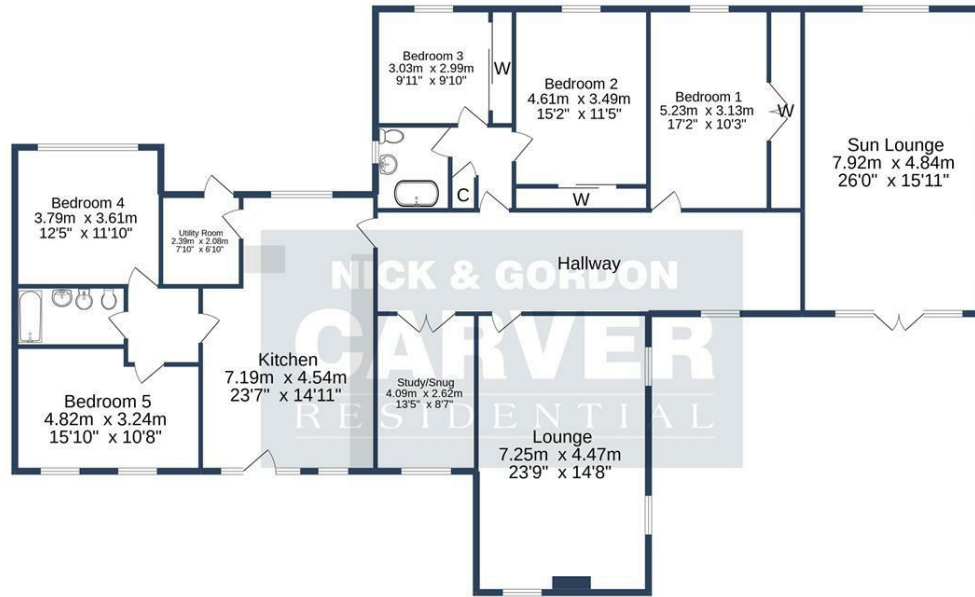




- SET UPON 0.8 ACRE PLOT
- PRIVATE LOCATION
- EXCELLENT CONDITION

- LARGE GARDENS
- SPACIOUS HOME

GROUND FLOOR
261.0 sq.m. (2809 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

TANGLEWOOD, WINDLESTONE.

TOTAL FLOOR AREA: 261.0 sq.m. (2809 sq.ft.) approx.

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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