



david bailes
property professionals

White-le-head,
Tantobie, Stanley, DH9 9SF

- Stone built semi-detached house
- 4 bedrooms (master with en-suite)
- Total plot size 1.66 Ac (inc. equestrian land 1.3 Ac)
- Available Immediately

£1,200 pcm
EPC Rating C
Holding Deposit £275
Bond £1,200





Property Description

An extended four bedroom semi-detached house with character sitting on a total site of 1.66 acre plot including equestrian land of approximately 1.3 acres in a semi-rural setting. The main accommodation briefly comprises a porch, hallway, WC, sitting room and a kitchen/diner both with stoves and a large lounge with dual aspect. To the first floor there is a landing, four bedrooms (master with large en-suite bathroom plus an additional family bathroom. Lawn garden to front with panoramic views, off street parking, to the rear a self-contained yard with annexed workshop/storage with cloakroom/WC. The equestrian land which includes stable blocks is offers available space for two horses.

RECEPTION PORCH

6' 2" x 6' 8" (1.90m x 2.04m) uPVC double glazed entrance door to porch with solid wood flooring, storage cupboards, uPVC double glazed windows, vaulted ceiling and a glazed Oak door to the hallway.

HALLWAY



13' 0" x 7' 1" (3.98m x 2.18m) Solid wood flooring, staircase with storage cupboard beneath, part panelled walls, sliding Oak doors to the sitting room/snug, door to WC and a doorway to the kitchen/diner.

SITTING ROOM/SNUG

13' 0" x 10' 9" (3.98m x 3.28m) Feature wood fire surround with multi-fuel burning stove on a marble hearth, shelving to one alcove, central heating single panelled radiator and a uPVC double glazed window with views towards the countryside.

WC

4' 3" x 3' 10" (1.32m x 1.17m) Oak door, solid wood flooring, low level WC, wash basin with laminate worktop, tiled splash-back and base storage cupboards. Inset spotlights and an extractor fan.

KITCHEN/DINER

DINING AREA

9' 2" x 17' 4" (maximum) (2.80m x 5.30m) Inglenook with multi-fuel burning stove, solid wood flooring, built in storage cupboards with plumbing for a washing machine, laminate worktop, space for an American style fridge/freezer, built in shelving unit, uPVC double glazed window, central heating single panelled radiator, large opening to the kitchen area and a door way leading to the lounge.



KITCHEN AREA

9' 2" x 14' 9" (2.80m x 4.51m) A lovely spacious kitchen with vaulted ceiling that has three Velux double glazed windows flooding the room with natural light. Fitted with a good range of cream wall and base units with soft closing doors, drawers and contrasting laminate worktops and upturns. Belling cooking range with two ovens (one gas and one electric), separate grill, storage drawer, eight ring gas hob with laminate splash-back and illuminated extractor canopy over. Integrated appliances include a Stoves dishwasher, wine fridge, and pull out waste bin. Sink with vegetable drainer and mixer tap, uPVC double glazed window, concealed gas combi central heating boiler, inset LED spotlights to ceiling and solid wood flooring.



LOUNGE

23' 4" x 10' 8" (7.13m x 3.26m) Large lounge with dual aspect and feature stone wall and beams. Solid wood flooring, uPVC double glazed windows to three sides plus matching French doors to rear yard. Central heating double panelled radiators, telephone point, TV aerial and satellite TV cables.

FIRST FLOOR





LANDING

Half-panelled walls, dado rail, central heating double panelled radiator, loft access hatch with pull down ladder and Oak doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

14' 6" x 10' 7" (4.44m x 3.23m) Vaulted ceiling, feature stone wall, uPVC double glazed window with views towards the countryside, central heating double panelled radiator and a glazed Oak door to the en-suite bathroom.

EN-SUITE BATHROOM

8' 5" x 10' 7" (2.57m x 3.23m) A large en-suite bathroom with vaulted ceiling and a white bathroom suite which comprises a large corner bath, separate glazed cubicle with mains-fed shower, low level WC, pedestal wash basin, airing cupboard with chrome towel radiator, PVC panelled walls, laminate floor tiles, uPVC double glazed window, additional double glazed Velux window, extractor fan and inset spotlights.



BEDROOM 2 (TO THE REAR)

10' 8" x 9' 11" (3.26m x 3.04m) Picture rail, central heating double panelled radiator, TV aerial and a uPVC double glazed window.

BEDROOM 3 (TO THE FRONT)

9' 1" x 10' 6" (2.77m x 3.21m) Central heating double panelled radiator, TV aerial, picture rail and uPVC double glazed window with views towards the countryside.



BEDROOM 4 (TO THE FRONT)

9' 1" x 8' 2" (2.77m x 2.50m) Cabin bed with base storage cupboard and additional over-stair storage cupboard, central heating single panelled radiator, picture rail, TV aerial and uPVC double glazed window with views towards the countryside.

BATHROOM

6' 9" x 8' 2" (2.07m x 2.50m) A white suite featuring a panelled bath, separate glazed cubicle with mains-fed shower, low level WC, pedestal wash basin, mirrored wall cabinet, part PVC panelled walls, laminate floor tiles, uPVC double glazed window, chrome towel radiator and a vaulted ceiling with inset spotlights.

EXTERNAL

TO THE FRONT

Paved patio, lawn garden, timber side gate leading to the rear, views towards the paddocks and countryside. Beyond the garden is a hard stand providing off street parking for several vehicles.





TO THE REAR

A self-contained paved yard with cold water supply tap and log store. Within the yard is the stone built annexe workshop.

ANNEXE WORKSHOP

11' 10" (maximum) x 15' 6" (maximum) (3.62m x 4.73m) Currently used for storage, It also has the added benefit of having a cloakroom/WC with pedestal wash basin, white towel radiator and a uPVC double glazed window. The main room has a uPVC double glazed stable door, power points, lightings electric storage heater and a uPVC double glazed window.



LAND

Beyond the front garden across a lane is land extending to around 1.3 acres with timber built stable blocks. The land is used for equestrian purposes.

HEATING

Gas fired central heating via combination boiler and radiators.

SERVICES

We understand that the property is connected to the mains drainage and has a mains gas supply.

ENERGY EFFICIENCY

EPC rating C (71). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COSTS

Rent: £1,200

Bond: £1,200

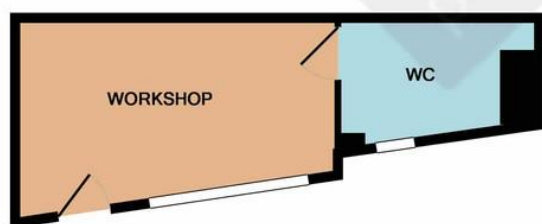
Holding Deposit: 275





TOTAL APPROX. FLOOR AREA 155.3 SQ.M. (1672 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	74
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
67	69
England, Scotland & Wales	
EU Directive 2002/91/EC	

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

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111

Mon – Fri 9am – 5.30pm
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