

FOR SALE

£499,995 Freehold



UrbanBASE
EXCEPTIONAL SERVICE. DISTINCTIVE HOMES.

10a The Coach House, Houghton le Spring, Tyne and Wear. DH5 8AE

Newcastle upon Tyne
65, Quayside, Newcastle upon Tyne, NE1 3DE

0845 6431186
info@urban-base.com

ABOUT THE PROPERTY

A stunning home full of charm and character, offering bespoke accommodation of the highest level. 'The Coach House' is a barn conversion of superior quality. Situated within the secluded rear gardens of 'The Manor House', one of the most historic buildings in Houghton le Spring, discreetly tucked away in a quiet tree-lined enclosure, with access via a shared private drive.

The architecture has been designed from traditional stone and slate, with contemporary glazing along with stylish internal fittings. The property has been further enhanced by the current owners with a splendid courtyard garden with lawn area, raised patio, abundance of shrubs to borders, and courtyard parking.

The main accommodation is located to the ground floor, with lots of glazing from bi-folds and wall to wall glazing, designed to maximise the contemporary features. The main hub of the property is a spacious and luxuriously appointed central living/kitchen/dining space. The kitchen is a wonderful bright space enhanced by sky-light windows, and an extensive range of wall and base units, with integrated appliances and wall-mounted TV. To the ground floor there are three bedrooms with fitted robes, two with en-suites and a spacious house-bathroom, with a fourth bedroom, with dressing room and en-suite to the first floor. Currently, one of the ground floor bedrooms is used as additional living space offering a stunning living room with feature gas stove, and beautiful private vista over the landscaped garden.

FEATURES

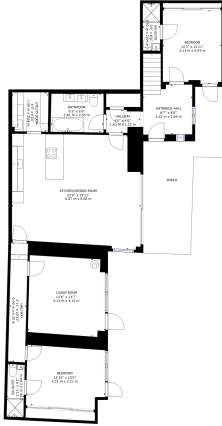
- Stunning Barn-Style Detached Property
- 3 / 4 Bedrooms from Versatile Space
- 3 En-Suite Bathrooms
- Contemporary Interiors Throughout
- Courtyard Garden
- Open Plan Kitchen / Living / Dining Area
- Viewing is Essential to Fully Appreciate



ROOM DESCRIPTIONS

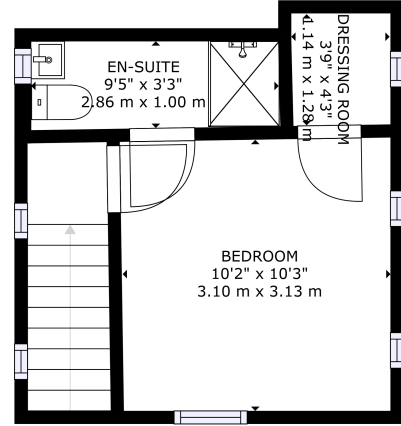


FLOORPLAN



GROSS INTERNAL AREA
 FLOOR 1: 1388 sq. ft. 129 sq. m. FLOOR 2: 196 sq. ft. 18 sq. m.
 EXCLUDED AREAS: PORCH: 233 sq. ft. 22 sq. m.
 TOTAL: 1594 sq. ft. 147 sq. m.
 SIZES AND DIMENSIONS FOR INFORMATION ONLY. ACTUAL MAY VARY.

FLOOR 1

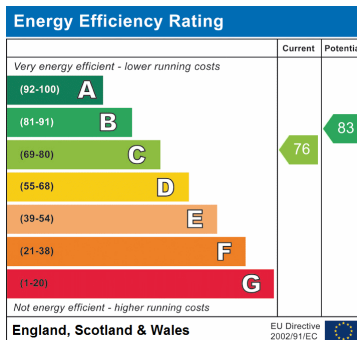


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FLOOR 2



EPC



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