



Hall Lane
Houghton le Spring
Tyne and Wear
DH5 8DB

Offers in Excess of £705,000

bettermove

Hall Lane
Houghton le Spring

A STUNNING 7-Bedroom Grade II Listed Home in Houghton le Spring, available with NO FORWARD CHAIN. Ideal for INVESTORS this property provides a fantastic investment opportunity.

Bettermove proudly presents this magnificent 7-bedroom detached home, steeped in history and charm, dating back to the late 1500s. Once the residence of Rev. Robert Hutton, Rector of Houghton-le-Spring, this Grade II listed building offers an exceptional blend of period elegance and modern convenience, with no forward chain for a hassle-free purchase.

Key Features:

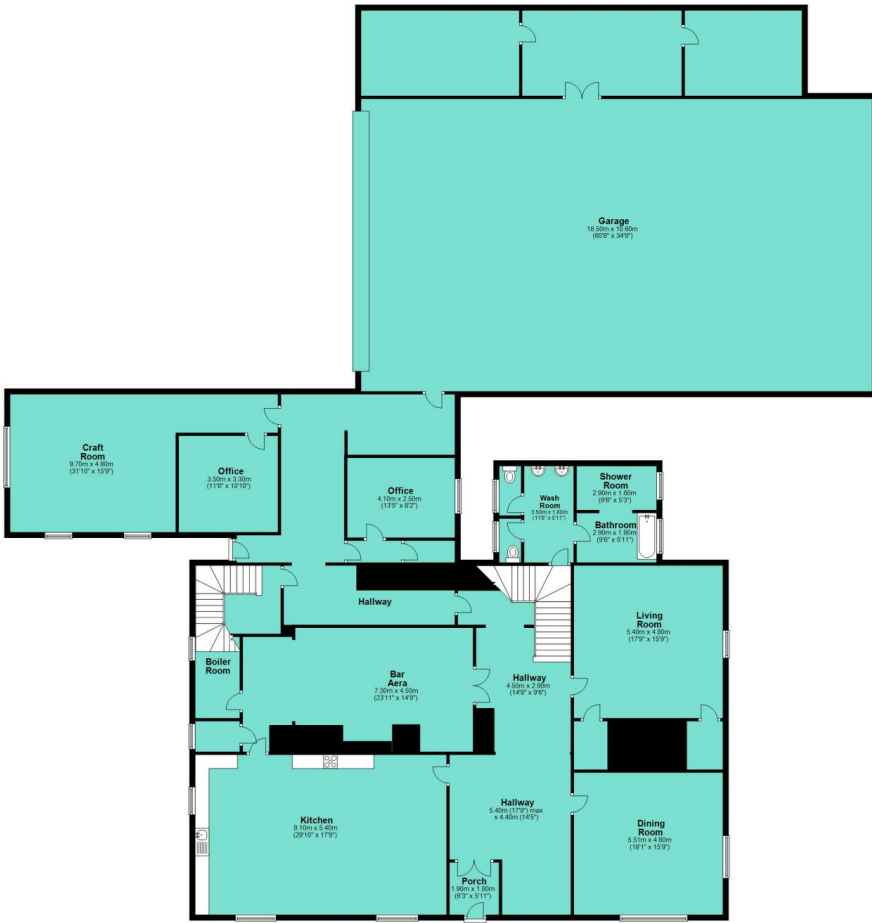
- Grade II Listed: Retaining historical charm with original features.
- 7 Bedrooms: Expansive accommodation across three floors.
- Cantilever Staircase: Featuring one of only three self-supporting cantilever staircases in Europe.
- Ample Parking: Off-street parking for several vehicles.
- Workshop & Offices: A 2,500 sq ft workshop with a 20-foot ceiling and 12-foot roller shutter door, plus three office rooms for versatile use.
- No Forward Chain:

The ground floor welcomes you with an impressive entrance hallway, showcasing a rare cantilever staircase. From here, you access a spacious dining room, sitting room, study, and open-plan kitchen/dining room. Also on this level are a shower room, bathroom, two separate WCs, and a secondary staircase leading to the upper floors. Adjoining the main house are three office rooms and the expansive workshop/garage, offering excellent space for business or personal projects.

On the first floor you will find four bedrooms, a bathroom, a dressing room, a sitting room, a family room, a shower room, WC and a lounge.



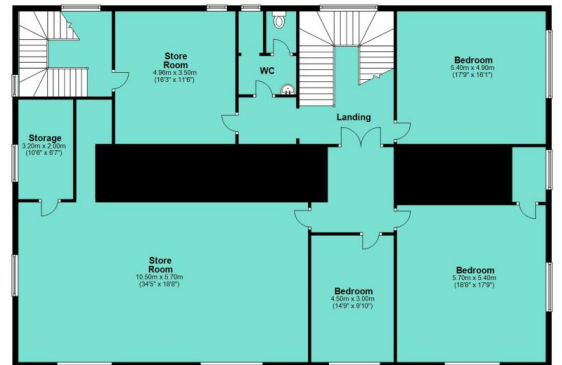
Ground Floor
Approx. 663.6 sq. metres (6933.4 sq. feet)



First Floor
Approx. 265.4 sq. metres (2857.2 sq. feet)



Second Floor
Approx. 342.3 sq. metres (3687.6 sq. feet)



Total area: approx. 1096.3 sq. metres (11800.2 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements walls, doors, windows, fittings and appliances (size and location) are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. PRODUCED BY FFFB&C
Plan produced using Planity.

Houghton Hall



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk