



Merryknowle, Garmondsway, Durham





A spacious, **individually designed** detached equestrian property located in beautiful open countryside close to local amenities and set in around 11.5 acres with stables, garaging and parking.

Summary of accommodation

Ground floor: Reception hall | Shower room | Drawing room | Dining room | Sitting room | Library | Study | Kitchen/dining room | Bar | Utility room

First floor: Principal bedroom with dressing room and en suite shower room | Guest bedroom with en suite shower room

Three further bedrooms | Family bathroom

Distances

Sedgefield 2.5 miles, Durham 10 miles, Teesside 15 miles, Newcastle 24 miles, Northallerton 35 miles

(All distances and times are approximate)



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Location

Merryknowle is situated in the small hamlet Garmondsway, which is conveniently located within a short drive of Sedgefield and nearby Durham City. There is a good range of local amenities in Sedgefield, including a supermarket, a petrol station, an excellent range of bars, restaurants and independent shops, doctors, dentists, and a pharmacy. There are two primary schools and a highly regarded secondary school. For the commuter, the property is located off the A177, which gives easy access to the A1(M) North & South; the A19 is accessed via Wynyard. For broader transport communications, there are train stations at Durham and Darlington, which both offer a regular rail service via the East Coast to London Kings Cross and Edinburgh. For travel throughout the country and overseas, Newcastle International Airport and Teesside International Airport are both within easy reach.

The property

Merryknowle is accessed via a long tarmac drive, which leads to the formal gardens at the front of the property. A canopied entrance leads into the entrance vestibule, which in turn leads to the main reception hall. There is a staircase leading to the first-floor rooms.





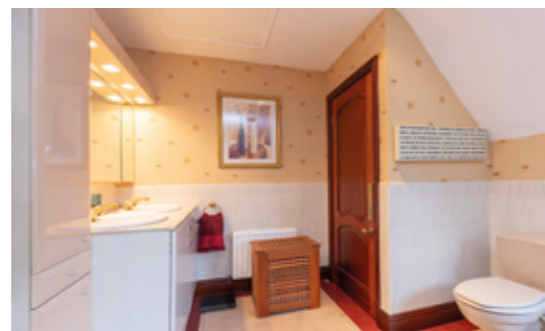
The large kitchen/breakfast room is fitted with an excellent range of quality wall and floor units with ample granite worksurfaces and part-tiled surrounds; there is a double sink, space for a fridge/freezer, dishwasher and a Rangemaster oven, a large central island has storage and a breakfasting area, there is ample space for dining table and chairs.

Leading off the kitchen is an inner hall with a door leading out to the front of the property and double doors to a cosy bar area. The drawing room is well proportioned and has a feature fireplace with marble inset and hearth, and gas fire, and there are windows to the side and rear elevations.

The formal dining room enjoys views across the gardens, has a feature fireplace, opens into the large conservatory, and is excellent for entertaining. There is a study and a library. A cosy sitting room has a large bay window overlooking the garden and is a cosy, relaxed room. A shower room and utility room complete the ground floor accommodation.



The staircase leads to the first floor, with a spacious landing area. The principal bedroom suite has an excellent range of fitted wardrobes providing ample hanging and storage and benefits from an en suite shower room. There is a guest bedroom, which is well-equipped with fitted wardrobes and an en suite shower room. There are three further bedrooms, and the family bathroom is fitted with a Jacuzzi bath, separate shower, double wash hand basins, low-level WC and bidet.



Approximate Gross Internal Floor Area
 House - 4886 sq ft - 454 sq m
 Garage - 635 sqft-59 sqm
 Outbuildings - 1636 sq ft - 152 sq m
 Total - 7148 sq ft - 665 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

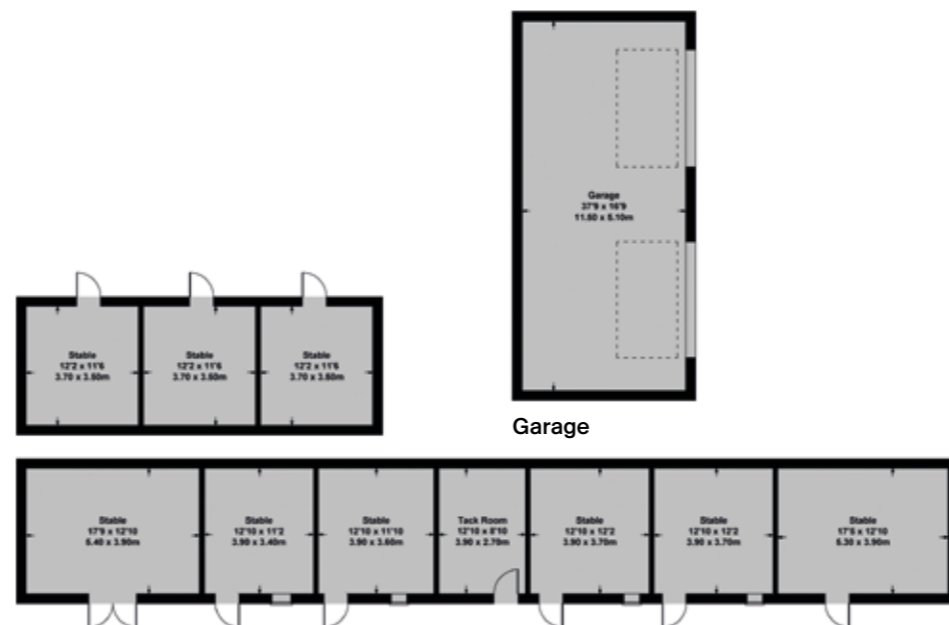
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor



Outbuildings

Externally

Merryknowle has two separate entrances; the first gives access via a large drive to the front garden area, with ample parking/hardstanding. The front gardens are well established and mainly laid to lawn with well-stocked flower beds and borders, a pond and mature trees. To the rear is a large lawned garden with a stone-flagged patio area ideal for entertaining. The second drive gives access to the large detached garage, which provides parking for four vehicles; the garage has an attractive clocktower and could be further developed (subject to the necessary consent). There is also hardstanding and parking.

There is an excellent range of stables with nine stables, a tack room, and a hay store. The land is currently separated into two paddocks with post and rail fencing, and there is also a manège.



Property information

Tenure: Freehold

Local Authority: Durham County Council

Council Tax: Band G

EPC Rating: E

Guide Price: £1,495,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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