

BRUNTON

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Rockcliffe Way

Eighton Banks, NE9 7YJ

BEAUTIFUL STONE BUILT HOUSE - LUXURY CONDITION - EXTREMELY SPACIOUS - SMALL HOLDING INCLUDED

Brunton Residential are delighted to offer for sale this historic, stone built cottage located on Rockcliffe Way within in the semi-rural area of Eighton Banks. Built in the early 1800's and thought to be the original house in Eighton Banks, this fully refurbished home offers excellent commuter links, has private parking, some truly stunning views and an included small holding.

Offers Over £399,950

Vale View Rockcliffe Way

Eighton Banks, NE9 7YJ



The property was acquired by the current owners in 2013, during the ownership the property has been renovated and refurbished with meticulous detail to offer a truly stunning home, in keeping with the properties history and with the added benefit of modern day luxury.

Accommodation comprises; entrance hallway with a ground floor WC and a stair case to the first floor. There is a large lounge area with feature fire place with multi fuel burner inset. The kitchen has been replaced in full, it offers a range of bespoke wall and floor units with coordinated Dekton work surfaces and Range cooker. To the rear of the property is a smaller sitting room which is currently being used as an office but could easily double as a fourth bedroom. To the end of the hallway is a newly fitted utility room which offers space and plumbing for appliances along with secondary access to the rear gardens.

The first floor provides three very large bedrooms, two are situated to the front with one to the rear, all are easily big enough for super king beds with furniture while the front two rooms provide stunning panoramic views of the rolling valleys to the front. The bathroom has been fitted with a range of contemporary fittings including a large walk in shower and roll top bath as well as under floor heating.

Externally there is a lane to the side which provides vehicular access to the double parking area at the rear of the house, the garden is over split levels and offers a range of lawned and planted areas with fenced and hedged boundaries.

There is a small town garden to the front while on the other side of the road is a sizeable small holding which could potentially be built on or even be a perfect allotment opportunity.

ON THE FIRST FLOOR

Porch

Hallway

Lounge

15'1" x 17'7" (4.60m x 5.36m)

Kitchen

15'1" x 15'2" (4.60m x 4.62m)

Utility

10'2" x 9'5" (3.10m x 2.87m)

Snug

10'2" x 14'8" (3.10m x 4.46m)

WC

ON THE SECOND FLOOR

Landing

Bedroom

15'1" x 18'1" (4.60m x 5.50m)

Bedroom

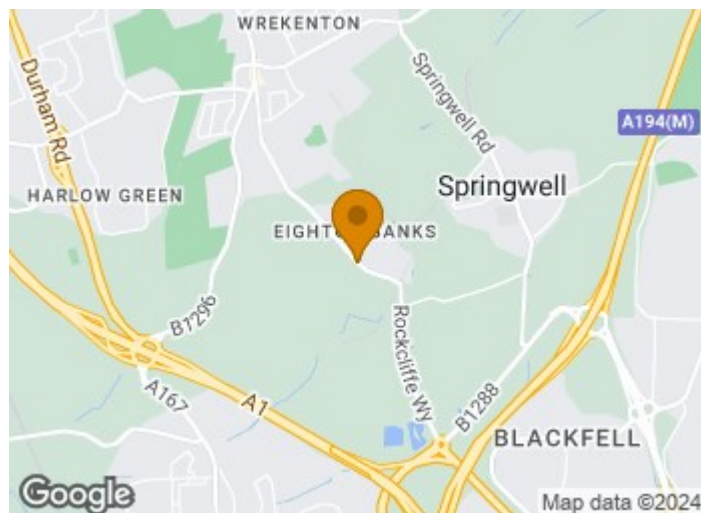
15'1" x 18'0" (4.60m x 5.49m)

Bedroom

10'2" x 14'4" (3.10m x 4.36m)

Bathroom

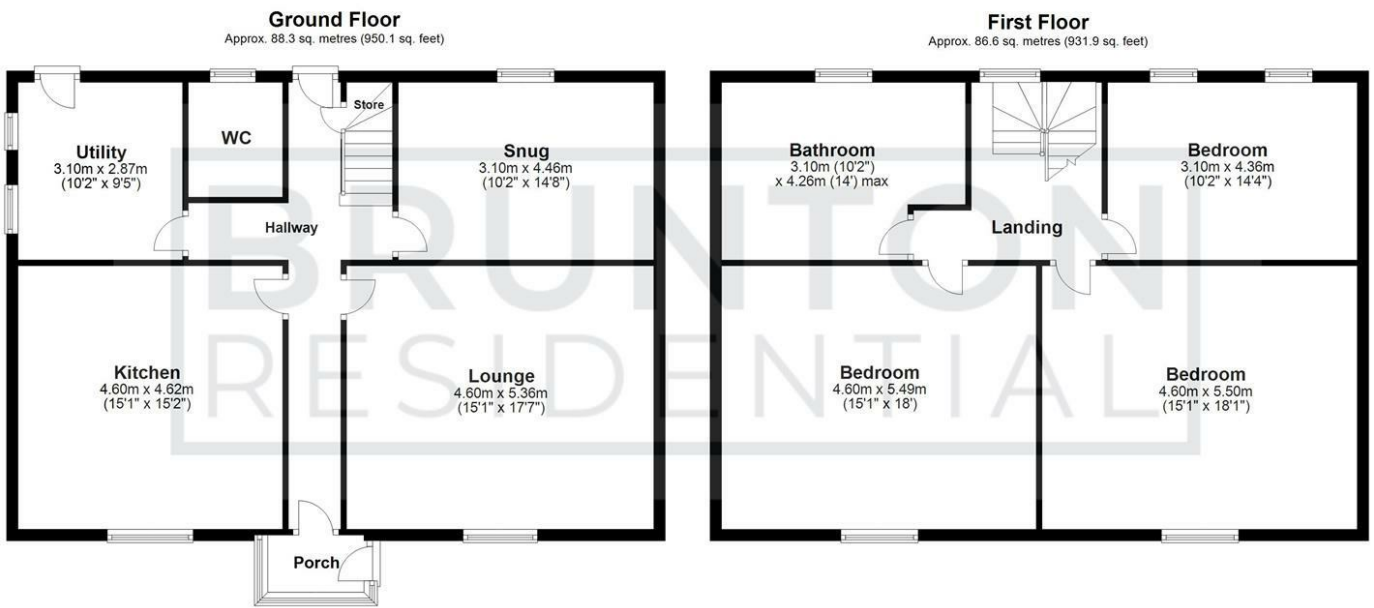
Disclaimer



- STONE BUILT
- DOUBLE PARKING
- DETACHED HOME
- SMALL HOLDING INCLUDED
- LUXURY CONDITION
- STUNNING VIEWS



Floor Plan



Total area: approx. 174.8 sq. metres (1882.0 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

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