



MICHAEL HODGSON

estate agents & chartered surveyors



CHURCH LANE, SUNDERLAND

£999,999

The Red Cottage is an impressive and extremely rare to the market detached residence constructed as a show house in 1842 by Thomas Barnes a local brick maker to display his wonderful variety of specialty bricks. It's interesting features include arched doors & windows, open fires & a patchwork style roof adorned with cricket stump and cricket ball. Church Lane commands an exceptional location within the village boasting easy access to the villages shops, cafes, restaurants and amenities as well as being within walking distance of the sea front and its many walks, beaches and coastline. Whitburn Village is considered to be one of the pinnacle areas within the region offering a superb location providing easy access to Sunderland, South Shields, Newcastle and beyond. This Grade II property boasts many original and period features whilst retaining its charm and elegance and will not fail to impress all who view. The generous and versatile living accommodation briefly comprises of: Entrance Hall, Lounge, Living Room, Dining Room, Kitchen / Dining / Family Room, Garden Room, WC and to the First Floor, Landing, 5 Bedrooms, 2 En Suites and a Bathroom. Externally the property is accessed via a gated entrance that opens to a gravelled driveway leading to the house and garage. The property is set in an extensive mature walled garden stocked with an abundance of plants, trees and shrubs in addition to a south and west facing patio and generous lawn. The spacious lawn was previously used as a tennis court. There is a garden store room / shed to the rear of the garage, an old air raid shelter and a superb green house. Viewing of this exceptional home is highly recommended.

Detached House

5 Bedrooms

Greatly Extended

Grade II Listed

5 Reception Room

Stunning Gardens

Viewing Advised

EPC Rating: E



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Entrance Hall

The entrance hall has a delft rack, radiator, stairs to the first floor

Lounge

18'9" to bay x 18'0"

The formal lounge has four arched windows to the front elevation and south facing bay window incorporating French doors opening to a patio, double radiator, Inglenook style fireplace with open fire set on a stone hearth, two storage cupboards, two double radiators

Living Room

16'8" to bay x 15'9"

The living room has french doors opening to the rear garden, feature fire with electric fire, two radiators

Kitchen / Dining Room / Family Room

27'8" x 22'0"

A superb open plan kitchen / dining room / family room having two timber framed double glazed window to the rear elevation, recess spot lighting, the kitchen has a comprehensive range of floor and wall units, granite worktops, recess spot lighting, stainless sink and drainer with mixer tap, AGA with two warming plates and one hot plate, integrated dishwasher, washing machine, cupboard with gas boiler, integrated freezer, space for free standing American style fridge freezer

Dining Room

15'9" x 15'10"

The dining room has three feature arched windows to the front elevation, ornate feature fireplace, radiator, beamed ceiling and is accessed from the entrance hall and the kitchen / family room.

Garden Room

7'10" x 15'6"

Full range of timber framed double glazed windows, timber framed double glazed French doors opening to the rear garden and patio, tiled floor, radiator

Side Passage

Door to the side driveway, two walk in store rooms

WC

Low level WC, wash hand basin, Radiator

First Floor

Landing, loft access, storage cupboard, skylight

Bedroom 1

14'1" x 19'9"

The master bedroom has two windows to the front elevation, timber framed double glazed window to the side elevation, range of fitted wardrobes with dressing table and matching drawers

En Suite

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, walk in shower with rainfall style shower head and an additional shower attachment with tiled surround, part tiled walls, skylight, towel radiator, loft access, recess spot lighting, bath with mixer tap

Bedroom 2

14'0" x 15'6"

Two windows to the side elevation and feature window to the front elevation, ornate fireplace with open fire, radiator, pedestal basin with tiled splashback

Bedroom 3

11'6" x 15'7"

Timber framed double glazed window to the side elevation overlooking the garden, ornate fireplace, pedestal basin, radiator

Bedroom 4

11'6" x 10'9"

Timber framed double glazed window to the rear and side elevation, radiator, access to the en suite

En Suite

Jack and Jill style en suite access from bedroom and the hallway having a pedestal basin, low level WC, corner shower, part tiled walls, radiator, recess spot lighting, extractor

Bedroom 5

10'10" max x 17'6" max

Timber framed double glazed window to the rear and side elevation, radiator, range of fitted wardrobes

Bathroom

Suite comprising low level WC, bath, storage cupboard, wash hand basin with a mixer tap set on a storage unit

External

Externally the property is accessed via a gated entrance that opens to a gravelled driveway leading to the house and garage. The property is set in an extensive mature walled garden stocked with an abundance of plants, trees and shrubs in addition to a south and west facing patio and generous lawn. The spacious lawn was previously used as a tennis court. There is a garden store room / shed to the rear of the garage, an old air raid shelter and a superb green house.

Garage

18'6" x 13'10"

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M I C H A E L H O D G S O N

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