



**Gunners Vale, Wynyard**

**£680,000**

A magnificent property standing in its own grounds this family home is built to a grand scale with large windows, providing spacious five-bedroom accommodation in a layout that can be adapted to meet individual needs. There are three principal reception rooms and a substantial conservatory from which the full extent of the grounds can be appreciated. The kitchen leads open plan into the vast conservatory, which is fully glazed, and then outdoors to a patio dining area and the lovely garden with footpaths, lawns and mature trees. The large garden to the rear of the property is predominantly laid to lawn with planted borders, trees and patio area ideal for alfresco dining. EER: C75.

T: 01740 645444



**Elm House, Sedgefield**

**£525,000**

Elm House is a beautiful four storey village home fully deserving of its grade II listing as a property of historic importance. Elm House dates back to the mid-18th century, probably 1730, and unusually for its location was built to three storeys high, although this is now four with further bedrooms created in the attic space, or five including the cellar. The kitchen, which has a range cooker and modern units, leads open plan into a breakfasting area and a pantry. The principal reception room, with its feature slate chimney breast, is in a super position at the back of the house to take full advantage of the attractive, private garden.

T: 0191 384 2277



### Black Wood, Wynyard

£845,000

A modern mansion of palatial proportions, this fabulous home is only three years old with every luxury and contemporary feature to provide an outstanding property. With four areas of reception space, five bedrooms and four bathrooms, the interior is extensive, while the substantial plot on which it stands offers further opportunity to expand if required. Outside, electric gates provide a secure entrance to the block paved driveway and triple integral garage, while the garden has been fenced and landscaped to provide privacy and extended outdoor areas. The proportions of the rooms mean their use is versatile and each one is immaculately presented with stylish décor and high quality soft furnishings, including bespoke blinds, mirrors and decorative lighting. EER: B81.

T: 01740 645444



### Black Thatch Barn, Brancepeth Parish

£699,995

Black Thatch Barn in the Parish of Brancepeth is surrounded by countryside, and comes with a paddock of 4.71 acres, stabling, barns and stores, together with a vegetable garden and chicken run to create a truly self-sufficient lifestyle. Located in an idyllic setting with uninterrupted views to the south, the main four-bedroom barn conversion has all the attributes of a rural home of charm and character, complete with external stone staircase and numerous beamed ceilings. French doors from the kitchen and dining room open into a courtyard garden, which is a pleasant sun trap in good weather. Across the courtyard, a self-contained cottage provides additional accommodation for visitors or extended family. EER: E49.

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