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Neamour House, 13 Copley Lane
Butterknowle DL13 5LW

- **3 Bedroom Detached Family Home**
- **Garage and Lengthy Driveway**
- **RARE TO SALES MARKET**
- **Sought After Rural Location**
- **Stunning Open Views Front and Rear**
- **MUST BE VIEWED**

Offers In Excess Of £240,000

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13 Copley Lane

A rare opportunity has arisen to purchase 'Neamour House' a detached stone built 3 Bedroom Family Home, situated within the much sought after rural village of Copley, close to the North Pennines.
The market towns of Bishop Auckland and Barnard Castle are within easy reach, both offering a range of schools, shopping and recreational facilities.
There are many public footpaths, both in the immediate area and surrounding countryside of Teesdale and nearby Weardale, making this a popular destination for walkers, being an Area of Outstanding Natural Beauty.
The Woodland-Gaunless Valley Heritage Walk starts in Copley passing the former mine buildings, the mine manager's house and the lead smelt chimney, now a listed building.
For the commuter, the A688 and A68 are a short drive away, leading to the A1(M) for travel both North and South. There is also a public transport system throughout the villages allowing access to neighbouring towns.
Warmed via Oil Fired Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Entrance Hallway with staircase rising to the first floor, dual aspect Lounge/Diner and Fitted Kitchen.
To the first floor, a Family Bathroom and Three Bedrooms.
Set apart from surrounding homes, Neamour House has open farmland to three sides. To the front of the house there is an enclosed garden, which is laid to lawn. Electric timber gates open to an extensive driveway, providing added off road parking for several vehicles, including a caravan or motor home, leading to a Detached Garage.
A low maintenance flagstone courtyard to the rear, offers ample space in which to relax and enjoy the far reaching open views.
In our opinion this property, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Hallway
uPVC entrance door opening to hallway with staircase rising to the first floor and door to lounge diner.

Lounge:
13'7 x 11'11 (4.13m x 3.62m)
A light and spacious lounge overlooking the front garden, the focal point of which is a brick built fireplace housing a multi fuel stove. Four wall lights, two radiators and open plan access to:

Dining Room:
13'7 x 12'0 (4.13m x 3.67m)
Providing ample space for family dining and entertaining. Under stair storage cupboard, radiator, window to the side elevation, glass panel patio door opening to the rear courtyard and door to kitchen.





These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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Kitchen:
20’3 x 6’9 (6.18m x 2.05m)

Fitted with a range of cream gloss base, wall and drawer unit, complementary oak effect work surfaces with inset one and a half bowl sink unit and tiled splash backs. Built in eye level electric oven, microwave and electric hob with stainless steel extractor hood. Integrated fridge freezer, space and plumbing for washing machine. Window to the rear, two windows and external door to the side elevation, allowing access to the courtyard.



First Floor Landing

A spacious landing which could also provide space or computer desk/workstation. Spindle balustrade, radiator and access to the loft space, which is part boarded.



Bathroom:
9’0 x 6’10 (2.75m x 2.08m)

Fully tiled bathroom fitted with a white suite comprising; panelled bath with shower above, low level w/c and wash hand basin inset to vanity unit. Two obscure double glazed windows and chrome towel radiator.



Bedroom One:
12’0 x 10’10 (3.66m x 3.31m)

A room of generous proportions with ample space for a range of free standing bedroom furniture, boasting far reaching open views across the open countryside.



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Bedroom Two:
11'11 x 10'9 (3.62m x 3.27m)
A second double bedroom which is situated to the rear of the house, again offering far reaching open views.



Bedroom Three:
8'8 x 5'10 (2.65m x 1.78m)
Ample sized third bedroom with window to the front elevation.

Externally
Occupying an extremely generous plot, the property is accessed via an electric timber gate, which opens to a lengthy driveway, providing off road parking for several vehicles. The front lawn is laid to grass with a flagstone path leading to the front door.
To the rear, a detached garage and a private flagstone courtyard, ideal for 'al fresco' dining or in which to relax and enjoy the views.





Garden to front of house.

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