



## LEA-HURST, AYSLEY TERRACE

OIRO £395,000 Freehold

A beautiful, rare FOUR bedroom Victorian Villa with imposing frontage and large reception rooms. This impressive house has been fully renovated to a high standard by the current owner to create an extremely desirable home!

The property offers easy access to both Newcastle & Durham

- Fully Renovated
- 2 Reception Rooms
- Double Glazing
- Basement
- Garage
- Close to amenities



A beautiful, rare FOUR bedroom Victorian Villa with imposing frontage and large reception rooms. This impressive house has been fully renovated to a high standard by the current owner to create an extremely desirable home!

The property offers easy access to both Newcastle & Durham

Access is gained to the property via a rustic iron gate leading to the glazed entrance porch. Stepping into the main hallway you will be impressed by the size and stylish interior, leading to two large reception rooms with a mixture of original Redwood flooring, cast iron radiators, open fires and period features, perfect for entertaining guests or relaxing with friends and family.

The kitchen is finished with traditional units, Belfast sink and granite worktops, a large island provides breakfast style seating in front of the Aga, the perfect spot for catching up over a coffee. Integrated appliances include fridge freezer and dishwasher. The utility/pantry area is plumbed for washing machine. The kitchen leads to a small courtyard and raised seating area, great for alfresco dining.

Downstairs there is a large basement currently used as a gym, with a separate storage area and access to the coal shed – you don't even need to go out into the cold to replenish the coal bucket! The boiler for the downstairs accommodation is located in the basement.

Upstairs to the first floor there is an impressive landing leading to the master bedroom full of period charm with bay window to open views and original fireplace, a further double bedroom with dual aspect windows, home office and beautiful family bathroom with, free standing bath, walk in shower, sink, WC and heated towel rail.

Continuing to the second floor there is a large double with en suite shower room and a further bedroom currently used as a further living room.

Externally there is a paved patio and planted border to the front of the property, a small courtyard off the kitchen with outside tap and raised seating area, adjacent to the property there is detached garage with power and small garden area with fire pit.

Lea-Hurst was built in 1890 and owned by Consett Iron Company to accommodate managerial personnel. The property is located in a beautiful spot to explore the North East, there's plenty to do on the doorstep, especially if you love the outdoors. Blackhill and Consett Park is a short walk and holds a weekly park run, at the end of the street is Consett Golf Club and just 15 minutes' drive from the Derwent Reservoir which has some beautiful walks and is a haven for water sport enthusiasts and anglers.

Consett town centre is also a short walk and offers many amenities including supermarkets, doctor surgery, cafes, restaurants/bars, sports facilities as well as a bus station with great transport links to Newcastle and Durham which are both approximately fourteen miles. You really do have everything on your doorstep!

Council Tax Band: D  
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

## **Entrance Porch**

### **Entrance Hall**

### **Reception Room 1**

w: 5.43m x l: 5.6m (w: 17' 10" x l: 18' 4")

### **Reception Room 2**

w: 3.95m x l: 5.01m (w: 13' x l: 16' 5")

### **Kitchen/diner**

w: 4m x l: 4.93m (w: 13' 1" x l: 16' 2")

### **Utility**

## **FIRST FLOOR:**

### **Master bedroom**

w: 5.32m x l: 5.45m (w: 17' 5" x l: 17' 11")

### **Sun Room**

w: 1.68m x l: 2.77m (w: 5' 6" x l: 9' 1")

### **Bedroom 2**

w: 4.15m x l: 5.02m (w: 13' 7" x l: 16' 6")

### **Office**

w: 1.83m x l: 2.67m (w: 6' x l: 8' 9")

### **Bathroom**

w: 2.89m x l: 3.72m (w: 9' 6" x l: 12' 2")

## **SECOND FLOOR:**

### **Bedroom 3**

w: 3.96m x l: 5m (w: 13' x l: 16' 5")

**En-suite****Bedroom 4**

w: 3.58m x l: 4.94m (w: 11' 9" x l: 16' 2")

**LOWER FLOOR****Storage room**

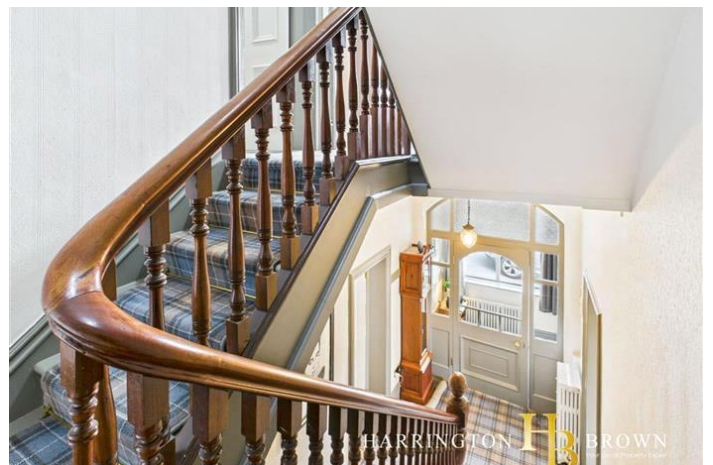
w: 5.09m x l: 5.37m (w: 16' 8" x l: 17' 7")

**Please note****Agents Note to Purchasers**

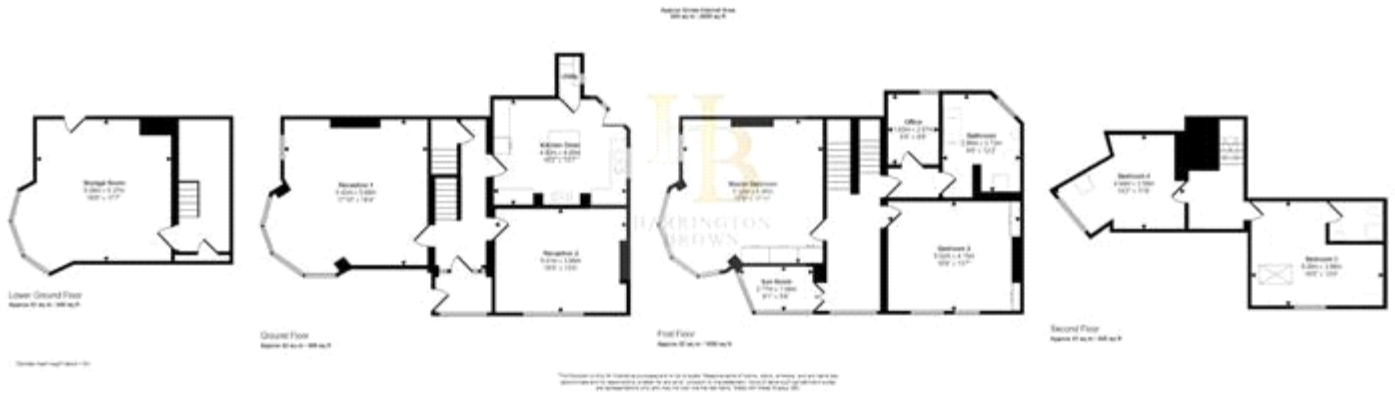
We strive to ensure all property details are accurate, however, they are not to be relied upon as statements of representation or fact and do not constitute or form part of an offer or any contract. All measurements and floor plans have been prepared as a guide only. All services, systems and appliances listed in the details have not been tested by us and no guarantee is given to their operating ability or efficiency. Please be advised that some information may be awaiting vendor approval.

**Submitting an Offer**

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. To comply with Money Laundering Regulations, we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.



LEA-HURST, AYSLEY TERRACE  
OIRO £395,000 Freehold



Lower Ground Floor  
Approx 41 sq m / 446 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.