



rare! From Sanderson Young



Vigo House
Vigo Lane, Birtley



Offers Over £625,000

Vigo House is an impressive and substantial detached house, occupying a lovely private site of around 0.75 acres, accessed via a stone pillared gated entrance, with decorative wrought iron gates, leading to large part walled garden, extensive gravel driveway, double garage and outbuildings to the rear.

The Grade II listed Georgian house, believed to date from 1810 and formerly part of Lord Lambton's estate, has been lived in by the same family since the 1960's and offers a great opportunity as a larger period family home, with further development potential in the house and grounds (subject to normal planning consents). The house, requiring updating and modernisation, has retained many original features including period fireplaces, sash windows and shutters, internal panel doors, and high ceilings with decorative coving.

Reception hallway with hardwood parquet flooring | Impressive drawing room | Sitting room | Formal dining room | Kitchen | Inner hallway leading to a cloak/boot room and ground floor wc | Large storeroom, which gives access through to the attached double garage | First floor landing | Four bedrooms, three of which are generous well proportioned rooms | Nursery/dressing room off the main bedroom, with potential for an ensuite | Large bathroom | Two additional rooms, believed to be former servants' quarters.

Vigo House is set in well maintained private and secluded grounds of around 0.75 acres, with mature trees and hedging to the boundary and extensive lawns. To the rear of the house is an enclosed and gated private courtyard, with useful brick built outhouses, and to the front, the driveway provides parking for several cars.

A Feasibility study for Vigo House has been undertaken, showing the site and possibilities for future development (subject to normal planning and Conservation consents) - please make enquiries to Sanderson Young rare!

Approximate distances - Newcastle 9.3 miles Durham 10.2 miles Sunderland 9.7 miles Chester le Street 2 miles Washington 2.6 miles

Services: Mains electric, water and drainage. Oil central heating | Tenure: Freehold | Council Tax: Band G

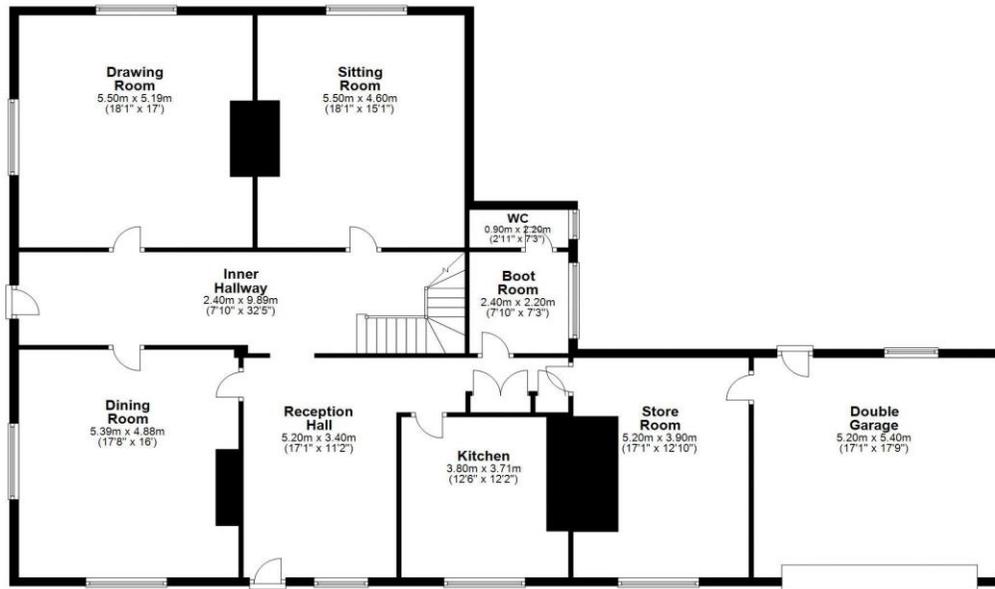






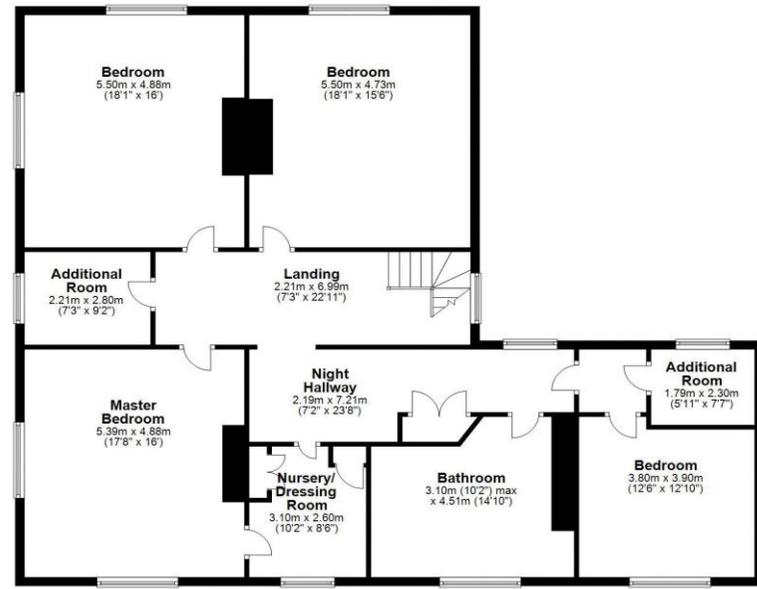
Ground Floor

Approx. 201.0 sq. metres (2103.1 sq. feet)



First Floor

Approx. 165.5 sq. metres (1781.7 sq. feet)



Total area: approx. 366.5 sq. metres (3944.7 sq. feet)

Vigo House, Vigo Lane, Birtley



rare!
From Sanderson Young



All confidential enquiries to:
rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | www.sandersonyoung.co.uk