



rare! From Sanderson Young



Flinton Hill Farmhouse
Chester Road, Sunderland



Flinton Hill Farmhouse, Chester Road, Sunderland SR4 9JZ

Guide Price £1,200,000

Flinton Hill Farmhouse offers a unique opportunity for buyers seeking a stunning period house with magnificent open aspect views, land and gardens extending to approx. 12 ½ acres, stabling currently providing independent livery, generous driveway and double garage and garden storage - all within a short drive to Newcastle and Durham and close to the A19 and A1 for easy commuting throughout the region. The much loved family home of 44 years provides superb accommodation over three floors, with three reception rooms and a stunning Amdega conservatory, six double bedrooms and four bathrooms. Externally, the house has an impressive 'York stone' terrace leading from the conservatory, with covered log store area, ideal for outside dining and entertaining. The gardens are predominantly lawned with mature trees to the north western boundary, with the extensive terraced seating area and lower level vegetable and well stocked flower garden to the east. The DIY Livery aspect of Flinton Hill Farmhouse provides an excellent additional income stream for potential buyers with 17 stables available (income available on request) and would equally suit those buyers wishing to have this space for private use only, or development into residential building plots – subject to planning. This former Farm Manager's home was once part of the Lambton Estate and the current owners are the first and only private owners since Lord Lambton owned it - the site is believed to have been established since the early 1800s.

Portico entrance | Reception hallway | Cloakroom and wc | Drawing room with open fire | Dining room | Snug/family room with cast iron wood burning stove | Impressive Amdega conservatory | Family kitchen/breakfast room with AGA | Utility room | First floor landing | Master bedroom with fitted wardrobes to two walls | Guest double bedroom with fitted wardrobes | Two further double bedrooms, one ensuite | Family bathroom with roll top bath and separate shower | Second floor | Two double bedrooms with fitted wardrobes, both with ensuites, baths, wc's and one with a separate shower | Various extensive storerooms

Approximate distances: Sunderland - 4 miles, Durham - 11 miles, Newcastle upon Tyne -12 miles

Services: Mains electricity and water | Oil central heating | Private drainage | Tenure: Freehold | Council Tax Band: F | EPC Rating: D









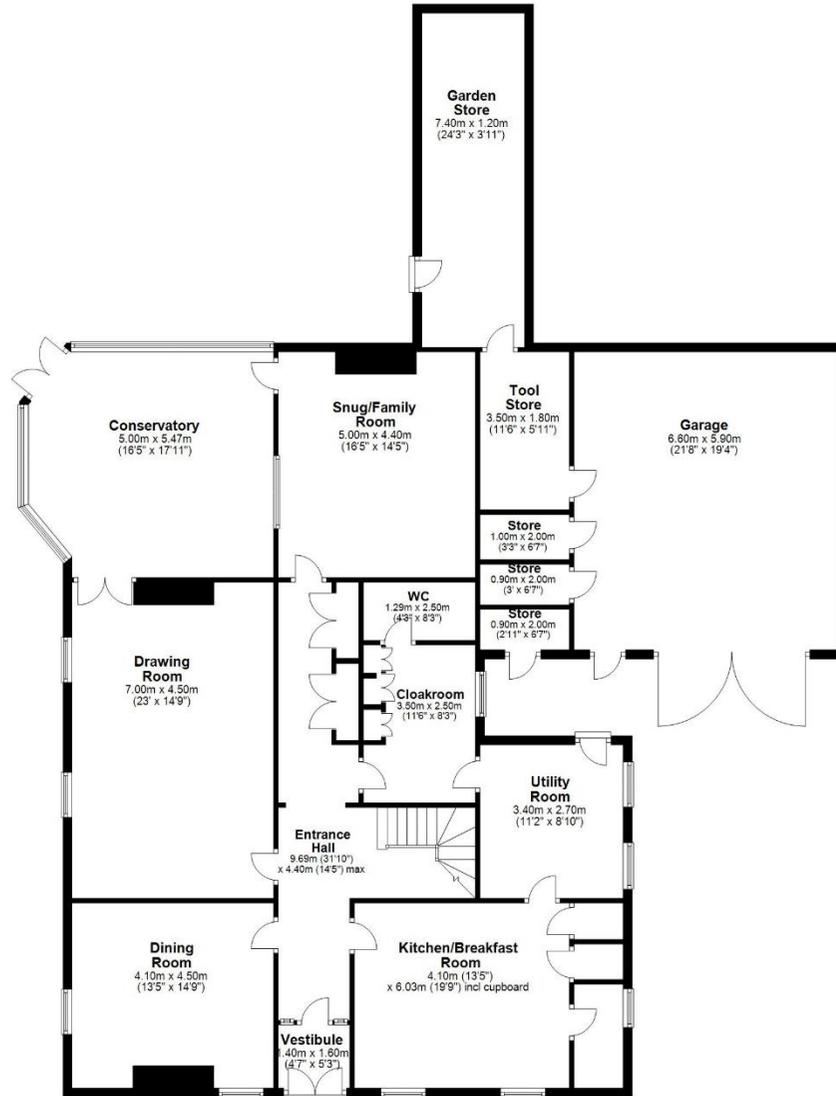






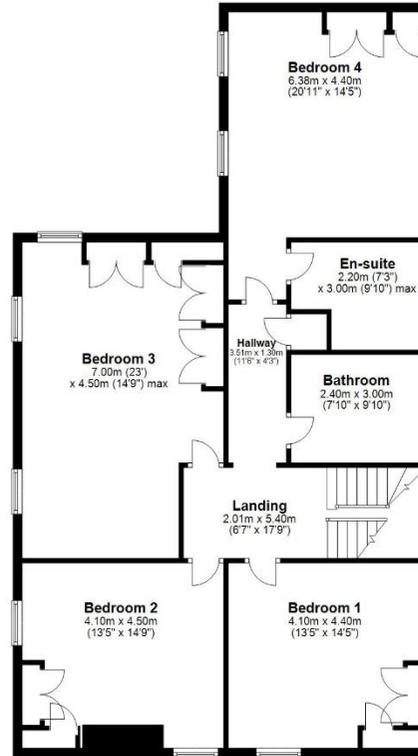
Ground Floor

Approx. 245.1 sq. metres (2637.7 sq. feet)



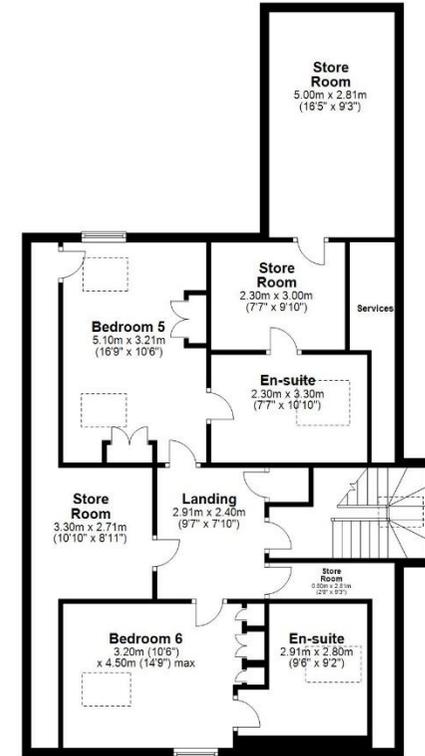
First Floor

Approx. 123.1 sq. metres (1324.9 sq. feet)



Second Floor

Approx. 105.9 sq. metres (1140.3 sq. feet)



Total area: approx. 474.1 sq. metres (5103.0 sq. feet)
Flinton Hill Farmhouse, Chester Road, Sunderland



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