

# West View Stables

EDMONDSLEY | COUNTY DURHAM



FINEST  
PROPERTIES



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An appealing barn conversion with outstanding  
equestrian facilities and paddocks of around 5 acres

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Sacriston 1.7 miles | A1(M) Junction 63 4.4 miles | Lanchester Village Centre 4.6 miles | Durham City Centre 5.2 miles

Newcastle City Centre 13.3 miles | Newcastle International Airport 20.9 miles





## Accommodation in Brief

Entrance Hall | Sitting Room | Snug | Kitchen | Dining Room

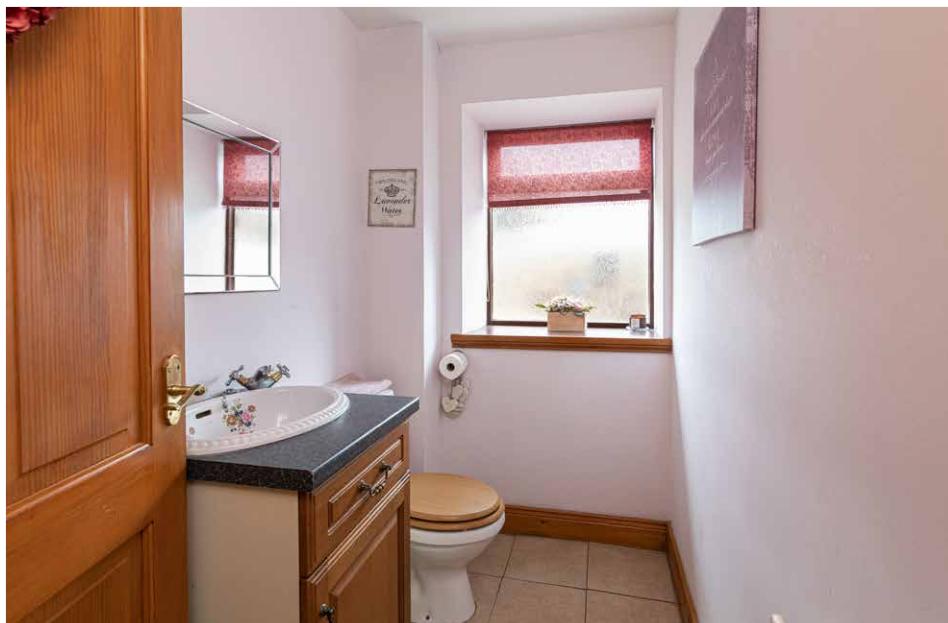
Ground Floor Bedroom/Study | WC | Three First Floor Bedrooms | Bathroom

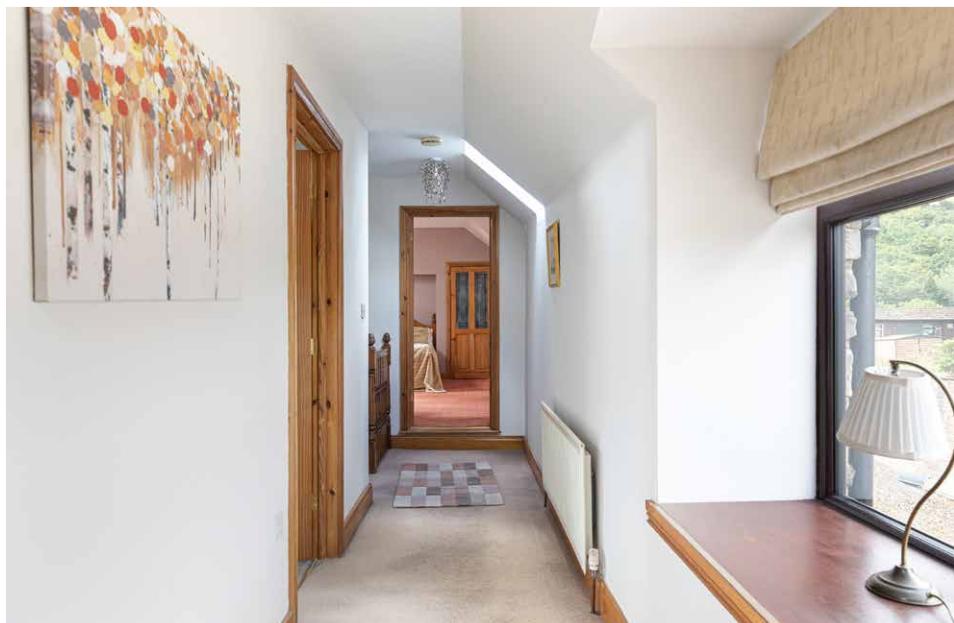
Office | WC | Stables | Tack Room | Workshop | Barn | Manège

Paddocks of Around 5 Acres | Patio | Driveway & Parking

Around 5.76 Acres in All







## The Property

West View Stables is a fantastic converted stone barn with set around a lovely courtyard with impressive equestrian facilities and around 5 acres of paddocks. The outbuildings include a range of stables, tack room, office, workshop and substantial barn which combine with the land and a superb manège to create an outstanding equestrian set up.

The accommodation within the attractive barn conversion wraps around two sides of the courtyard. The ground floor features three reception rooms offering great flexibility and lots of space to relax or entertain. The sitting room is a wonderfully light and airy room with a beautiful vaulted ceiling and exposed beams. Twin sliding doors open to the patio outside and bring an abundance of natural light. The patio overlooks the land and is a pleasant spot to enjoy the surroundings. Adjoining the sitting room is the cosy yet generous snug with a feature fireplace, French doors and onward access to the dining room. The dining room offers more formal entertaining space with plenty of room for a table, chairs and comfortable seating. The kitchen has a fine range of fitted cabinetry with high quality contemporary styling and discreet integrated appliances. Subtle lighting creates an inviting atmosphere and there is ample space for a table and chairs for casual dining. There is a ground floor bedroom offering accessible sleeping accommodation, or the room could be configured as a useful study if required. A cloakroom/WC off the entrance hall completes the ground floor accommodation.

There are three bedrooms arranged across the first floor, one with excellent fitted storage. The bedrooms are served by a high specification bathroom with modern suite comprising whirlpool bath, separate corner shower, wash hand basin set in a vanity unit, WC and heated towel rail, all wrapped in elegant tiling.







## Externally

West View Stables benefits from excellent outbuildings that encircle the central courtyard. There are ten stone stables with oak doors and a secure tack room. In addition, one further stable is currently configured as a workshop. An office with private WC sits within the outbuildings, allowing for the separation of work and home life. A substantial barn provides vast storage space and a host of possibilities for alternative uses.

The equestrian facilities continue with a superb manège and paddocks extending to around 5 acres. The land is well-maintained and divided into four fenced paddocks with hedging to the boundaries.

A gravelled driveway leads around the property and into the enclosed courtyard. There is ample space for parking a number of vehicles.

## Local Information

Edmondsley is a small village located a few miles north west of Durham and south west of Chester-le-Street. The village has a primary school and a post office. The larger villages of Lanchester and Sacriston are within easy reach for further day-to-day amenities. The surrounding countryside offers a host of outdoor opportunities and it is only a short drive to reach the North Pennines Area of Outstanding Natural Beauty to the west, or to the striking coastline to the east.

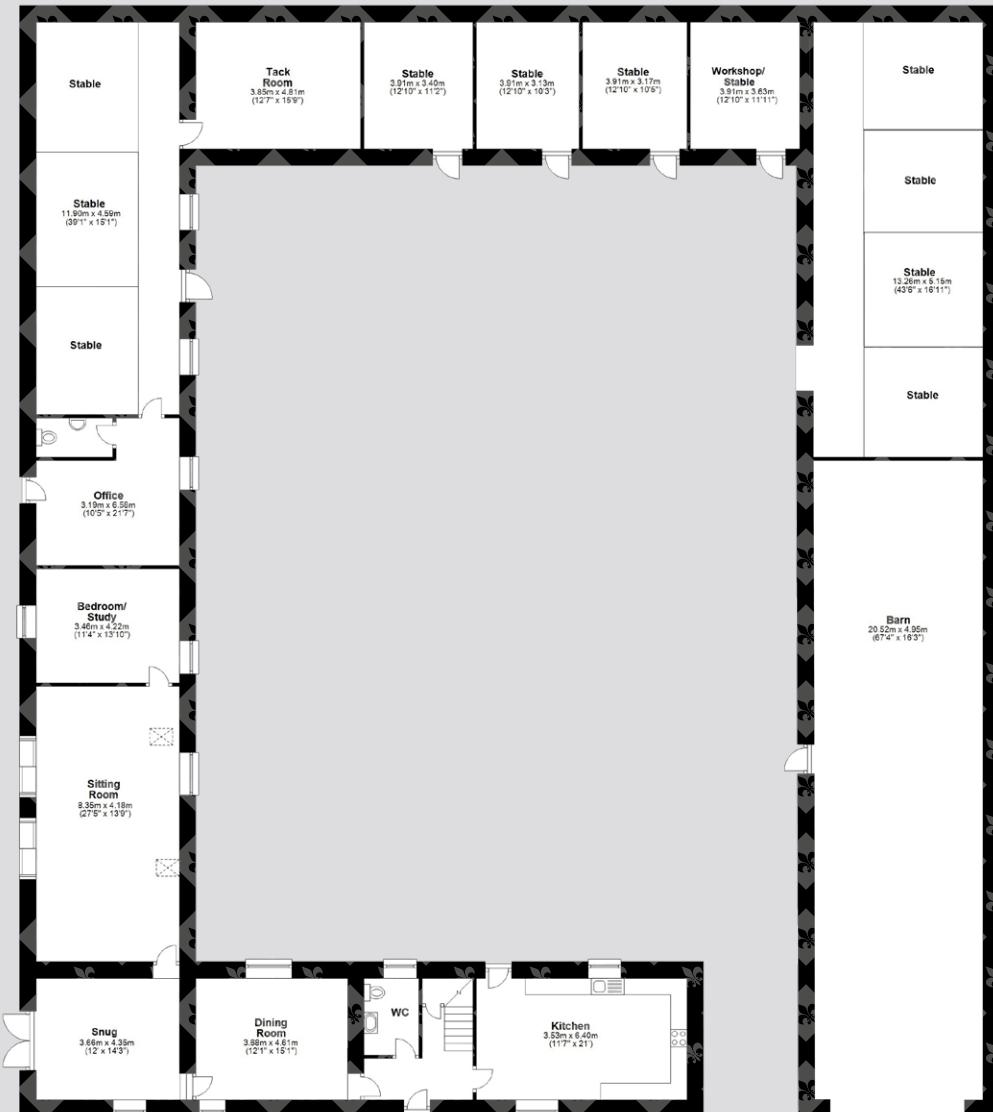
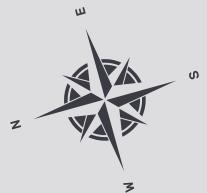
The historic cathedral city of Durham is very accessible, providing comprehensive professional, cultural, educational and recreational facilities. Nearby regional centres offer additional shopping and recreational services while for schooling Lanchester offers outstanding primary and senior schools. There are also excellent private schools available nearby in Durham and Newcastle.

Edmondsley is ideally placed for access to the major centres of the north east. The A1(M) is easily reached and provides access both north and south. Durham, the Metrocentre, Newcastle International Airport, Newcastle city centre and Durham Rail Stations are all extremely accessible, providing excellent transport links.



# Floor Plans

Total area: approx. 524.9 sq. metres (5650.2 sq. feet)



Ground Floor

First Floor

## Directions

From the centre of Durham head north west out of the city on Framwellgate and onto the B6532. Continue heading north west following signs for Sacriston. Pass through Sacriston, crossing straight over the crossroads in the middle of the village to stay on the B6532. Stay on this road for another 1.3 miles to Edmondsley and immediately on reaching the village turn left at the crossroads.

After 0.3 turn left onto the lane and follow it down to West View Stables.

[Google Maps](#)

[what3words](#)



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas and water. Drainage to septic tank. Gas-fired central heating. Underfloor heating in sitting room and bedroom/study.

**Postcode**

**Council Tax**

**EPC**

**Tenure**

DH7 6EY

Band E

Rating C

Freehold

## Viewings Strictly by Appointment

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