



Dale Top | Holywell Village | NE25 0NU

£525,000

Set in one of the area's most picturesque locations, this exceptional detached family home offers space, elegance and tranquillity in equal measure! Overlooking the beautiful Holywell Dene to the front, with walks into the Dene approximately 30 steps from your front gate, allowing a peaceful and natural outlook whilst remaining close to local schools, shops, bus routes, village pubs and a short drive from the newly operational Seaton Delaval train station. The natural light and space inside this wonderful, substantially updated home will capture both your heart and imagination, with a welcoming entrance porch and stunning hallway with feature turned staircase with contemporary chrome and glass staircase along with a large cloaks cupboard, perfect for storage! The ground floor living accommodation is perfect for family living and welcoming guests/entertaining with a fabulous lounge overlooking and with patio door out to the front garden, with a delightful, elevated position and ample privacy, the lounge flows through to the rear dining room and sitting room, again with patio doors out to the rear garden. The front facing snug is an absolute joy, overlooking and opening out to the front garden and with fitted book shelves, perfect for the avid reader wanting to enjoy nature, peace and quiet in your own front room, separate study, fantastic family dining kitchen with peninsula, sleek high gloss fitted units and integrated appliances, utility room, front workshop and access into the substantial double garage with electric roller door and access out to the garden. Gallery landing, five superb sized bedrooms, the principal bedroom with luxurious en-suite shower room, contemporary and stylish family shower room, wonderfully landscaped front and rear gardens, the front with mature plants, shrubs and flowers, access to the second large garage, front and rear driveways! Just amazing!

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Double Glazed Entrance Doors to:

ENTRANCE PORCH: 5'8 x 5'1, (1.76m x 1.55), superb sized entrance porch, perfect for muddy boots and coats, door to:

ENTRANCE HALLWAY: an impressive light and airy hallway with large double under-stair storage cupboard also housing central heating boiler, staircase to the first floor with glass and chrome banister and panels, oak flooring, stained leaded light top pane, door to:

DOWNSTAIRS CLOAKS/W.C.: contemporary, re-fitted cloaks with floating vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, spotlights to ceiling, double glazed window

STUDY: 8'0 x 7'0, (2.43m x 2.1m), oak flooring, double glazed window

SNUG: (front): 11'61 x 10'10, (3.54m x 3.08m), beautiful snug with large double glazed picture window and patio door opening to the front garden area, fitted book shelves, oak flooring

LOUNGE/DINING ROOM: (dual aspect): 21'7 x 12'4, (6.6m x 3.77m), stunning front facing lounge with large picture window and double-glazed patio doors opening to the front garden, oak flooring, recessed shelf, feature arch through to:

DINING ROOM: flowing beautifully from the lounge area and opening into the rear sitting room, this delightful dining room enjoys natural light from both the front and the rear, large double glazed patio doors out to the rear garden area, oak flooring, through to:

REAR SITTING ROOM: 12'0 x 10'8, (3.65m x 3.29m), double glazed window, oak flooring, serving hatch, door back out to the hallway

DINING KITCHEN: (rear): 22'1 x 11'9, (6.73m x 3.62m), (maximum measurements), a fabulous high gloss family dining kitchen with peninsula, high gloss base and wall units, contrasting worktops, integrated gas hob, two electric cookers, pop up plugs, brick effect tiling, sink unit with mixer taps, wine cooler, shelving, two double glazed windows, spotlights to ceiling, oak floor, door to:

UTILITY ROOM: 10'7 x 5'2, (3.26m x 1.58m), plumbing for automatic washing machine, small loft hatch, door to double garage, door to:

WORK STORE/BOOT ROOM: 7'4 x 4'4, (2.2m x 1.34m), shelving, single glazed window

DOUBLE GARAGE: 16'7 x 16'3, (5.09m x 4.96m) a fabulous sized double garage with access out to the garden and with electric roller door, double glazed window, hot water boiler, electric radiator

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FIRST FLOOR LANDING AREA: gorgeous gallery landing, large loft access with pull down ladders, we understand that the loft is one third boarded approximately for storage purposes, door to:

FAMILY SHOWER ROOM: 8'3 x 7'8, (2.52m x 2.37m), luxurious, re-fitted shower room, showcasing, walk in double shower cubicle, chrome shower with additional forest waterfall spray, curved, stylish vanity sink unit, floating w.c. with recessed flush, fully tiled walls and floor, spotlights to ceiling, chrome ladder radiator, double glazed window

BEDROOM ONE: (front): 20'4 x 11'9, (6.21m x 3.62m), with fabulous measurements and maximum light through the double glazed window this superb principal bedroom also enjoys views over the front garden and Holywell Dene towards Earsdon Village, door to:

EN-SUITE SHOWER ROOM: 7'8 x 6'5, (2.37m x 1.95m), luxurious en-suite, showcasing, walk-in double shower cubicle, chrome shower with additional forest waterfall spray, curved vanity sink unit, floating w.c. with mixer taps, modern tiling to walls, tiled floor, two chrome ladder radiators, spotlights to ceiling, double glazed window

BEDROOM TWO: (rear): 16'8 x 10'0, (5.1m x 3.0m), double glazed window

BEDROOM THREE: 13'6 x 8'1, (4.14m x 2.46m), double glazed window

BEDROOM FOUR: (front): 11'5 x 9'9, (3.50m x 3.01m), double glazed window

BEDROOM FIVE: (front): 11'5 x 7'8, (3.50m x 2.37m), double glazed window

EXTERNALLY: The enclosed front garden offers a welcoming and tranquil setting, beautifully framed by mature hedging and well-stocked borders bursting with seasonal colour. A neat lawn sits at the heart of the space, surrounded by a variety of shrubs, flowering plants and a small ornamental tree that adds to the structure and year-round interest. The paved pathway and seating areas provide the perfect spot to relax and enjoy your gardens, there is gated access through to the side and rear gardens and a gate out to the front, just opposite the wonderful Holywell Dene. To the rear of the property is a private, low-maintenance courtyard garden, offering an ideal space for outdoor dining and relaxing, with a favourable Westerly aspect. The area is paved throughout and features raised, planted borders providing greenery. Double gates provide access out to the rear lane and enclosed driveway. To the front of the property is an additional one-and-a-half sized garage with electric door, power and lighting

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Sky Broadband

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F

EPC RATING: TBC

WB3411.AI.DB.17.10.2025.V.2



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Awaiting EPC

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