



Whitehouse Farm | West Moor | NE12 7HA

**£725,000**

'The Farm House' at Whitehouse Farm is a splendid four-bedroom detached home dating back to the 1700's combining timeless character with a thoughtfully designed modern interior. The entrance hall has a turned staircase and gives access to a study ideal for those who work from home. The large sitting room has space in abundance and is flooded with natural light from the large windows and door leading to the rear porch and garden. There is also a formal dining room of equal proportions ideal for family gatherings and celebrations. The farm house kitchen is at the heart of the house and oozes charm with bespoke units, a central island perfect for culinary pursuits and a beautiful open fireplace, French doors lead to the extensive private gardens. Also, to the ground floor there is a useful utility room and guest w.c.

The first floor is equally impressive with a galleried landing and period fire place with log burner which gives access to the four double bedrooms. The principal bedroom is light and airy and boasts both fitted wardrobes and a stylish En suite. The family bathroom is beautifully presented with both luxury bath and separate shower catering to both preferences and twin basins.

Externally there is a large gravelled driveway and parking area for numerous vehicles, double garage with garden room attached complete with w.c. The grounds are extensive, enclosed and mainly lawned which are well-stocked with patio areas ideal for entertaining and relaxing. With nearby superb amenities of both Forest Hall and Killingworth, a variety of schools and excellent transport links, this is a family home truly worthy of an internal inspection to appreciate.

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## Detached Period Farm House

## Impressive Generous Proportions

### Garden Room with WC

### Good Sized Garage

### Extensive Gardens

### Freehold

### Council Tax: E

### EPC: F

**ENTRANCE HALL:** Enter via the welcoming entrance hall, featuring a staircase to the first floor with turned spindles, a useful understairs cupboard, a dado rail and a radiator.

**STUDY:** 9'7 x 9'5 (2.92m x 2.87m). A versatile study offering a multitude of uses, with a double-glazed wooden window to the front, a convenient storage cupboard and a radiator.

**DOWNSTAIRS W.C.:** Fitted with a low-level WC and a wash hand basin set within a vanity unit. There is also a heated towel rail, with both walls and flooring fully tiled.

**UTILITY (Front):** 9'4 x 6'5 (2.84m x 1.95m). A practical utility room comprising a range of wall and base units, a single sink with a mixer tap, and space for a washing machine and tumble dryer. The room features stone flooring, partly tiled walls, a double-glazed wooden window to the front, and a wall-mounted combination boiler.

**LOUNGE:** 20'9 x 9'6 (6.32m x 2.89m), measurements into alcoves. A characterful archway leads into this impressive lounge, which boasts a stylish inglenook fireplace, alcoves, a double-glazed wooden window to the rear, and a door opening to the rear porch.

**DINING ROOM (Rear):** 15'3 x 14'9 (4.64m x 4.49m), measurements into alcoves. The dining room features a gas fire, a picture rail, two radiators, and a double-glazed wooden window overlooking the rear.

**BREAKFAST KITCHEN:** 22'1 x 15'8 (6.73m x 4.77m). Fitted with a range of wall and base units, this spacious kitchen includes two butler sinks, a central island, and a breakfast bar. There is an electric range cooker, an integrated dishwasher, and space for a fridge freezer. A charming stone inglenook fireplace and stone flooring add character. A door provides access to the front, with an external canopy over.

**REAR PORCH:** Featuring two double-glazed wooden windows to the side and a double-glazed door providing access to the excellent garden space.

**FIRST FLOOR LANDING AREA:** A characterful landing space featuring an inglenook fireplace with wood burner, a dado rail, and a double-glazed wooden window to the front.

**BEDROOM ONE:** 20'2 x 16'1 (6.14m x 4.90m). The principal bedroom benefits from double-glazed wooden windows to both the front and rear, allowing for an abundance of natural light. The room also features two double wardrobes and a double radiator. Door to:

**EN-SUITE WET ROOM:** A stylish and practical wet room fitted with a wash hand basin set within a vanity unit, a twin-headed rainfall shower, and a WC. The flooring is tiled, the walls are part tiled, and there are ceiling spotlights and a radiator completing the space.

**BEDROOM TWO (Rear):** 16'1 x 13'7 (4.90m x 4.14m). Featuring a double-glazed wooden window to the rear, a built-in wardrobe, and a radiator.

**BEDROOM THREE (Rear):** 13'7 x 16'1 (4.14m x 4.90m), measurements into alcoves. This bedroom features a character fireplace with a wooden surround, tiled inset and hearth, along with an open fire. There is also a radiator and a double-glazed wooden window to the rear.

**BEDROOM FOUR (Rear):** 12'7 x 7'6 (3.83m x 2.28m). A well-proportioned fourth bedroom with a double-glazed window to the rear and a radiator.

**FAMILY BATHROOM:** Fitted with a freestanding bath, a double step-in shower, a twin wash hand basin set within a vanity unit, two heated towel rails, and a WC. The walls and floors are tiled, and there is a double-glazed wooden window to the front.

**EXTERNALLY:** The property is set within extensive grounds. The rear garden is laid mainly to lawn, complemented by a paved seating area and well-stocked flower, tree and shrub borders. Additional features include block paving, mature trees, and fenced boundaries.

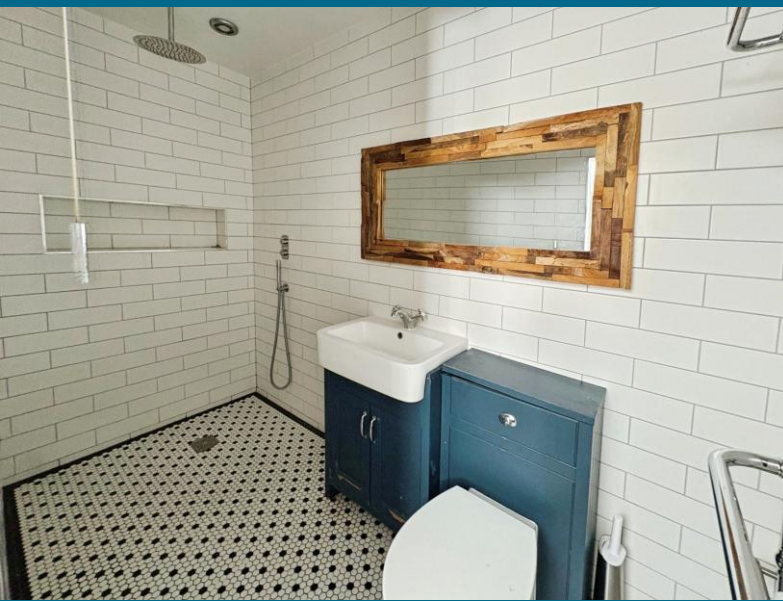
**GARDEN ROOM AND WC (Rear):** 12'7 x 7'6 (3.83m x 2.28m). A spacious garden room, currently used as a games room, offering a versatile entertaining space. It features an electric heater, ceiling spotlights, a double-glazed wooden window to the side, and double-glazed French doors opening onto the garden. The adjoining WC includes a pedestal wash hand basin and a WC.

**GARAGE:** The part-converted garage provides off-street parking in addition to the driveway. It features a roller door, storage to the eaves, and two windows to the side.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: LPG Gas

Broadband: NOT KNOWN

Mobile Signal Coverage: NOT KNOWN

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.

### AGENTS NOTE

TBC

### MATERIAL / CONSTRUCTION ABNORMALITIES

NOT KNOWN

### RESTRICTIONS AND RIGHTS

Listed: NOT KNOWN

Conservation Area: NOT KNOWN

Restrictions on property: NOT KNOWN

Easements, servitudes or wayleaves: NOT KNOWN

Public rights of way through the property: NOT KNOWN

### RISKS

Flooding in last 5 years: NOT KNOWN

Risk of Flooding: NOT KNOWN

Any flood defences at the property: NOT KNOWN

Coastal Erosion Risk: NOT KNOWN

Known safety risks at property (asbestos etc...): NOT KNOWN

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NOT KNOWN

Outstanding building works at the property: NOT KNOWN

### ACCESSIBILITY

This property has accessibility adaptations: NOT KNOWN

### 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: E

### EPC RATING: F

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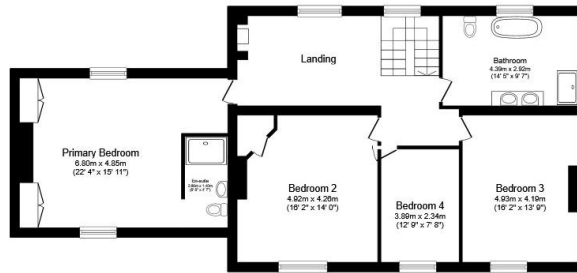
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**Ground Floor**

Floor area 125.0 sq.m. (1,345 sq.ft.)

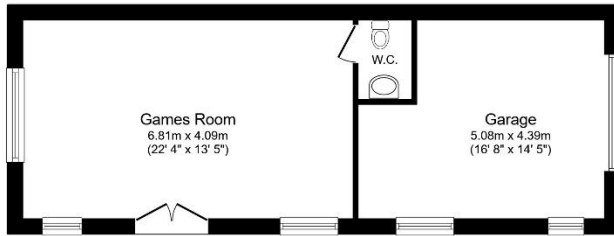


**First Floor**

Floor area 122.4 sq.m. (1,317 sq.ft.)

**Total floor area: 247.3 sq.m. (2,662 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**Floor Plan**  
Floor area 49.0 sq.m. (528 sq.ft.)

Total floor area: 49.0 sq.m. (528 sq.ft.)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 56 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 34 F    |           |
| 1-20  | G             |         |           |

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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