



## 4 bed detached house to buy in

West Street, Hett, Durham, Durham, DH6 5LS

# £400,000

 x4  x1  x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Four Bedroom Detached
- ✓ Fantastic Position and Plot
- ✓ Popular Semi-Rural Location
- ✓ Stunning Countryside Views
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

A truly exceptional opportunity to acquire a substantial and character-filled four-bedroom detached family residence, occupying a magnificent plot with beautifully established gardens and breathtaking panoramic views across rolling open countryside. Perfectly blending timeless charm with versatile modern living, this remarkable home offers an enviable lifestyle in one of County Durham's most picturesque semi-rural settings.

Occupying a prominent position overlooking the village green in the highly regarded village of Hett, the property immediately impresses with its attractive brick-built façade, arched entrance porch, expansive frontage and generous private driveway accessed via double timber gates. Beyond its striking first impression lies a home of outstanding warmth, character and flexibility, perfectly suited to modern family life.

The accommodation flows beautifully throughout, with a welcoming entrance hall leading into an impressive open-plan dining room and lounge — an exceptional living and entertaining space filled with natural light and enhanced by beautiful hardwood flooring. The spacious dining area enjoys attractive views across the green and seamlessly connects to the inviting dual-aspect lounge, where wraparound windows frame the stunning rear gardens and a charming wood-burning stove creates a cosy focal point.

To the rear of the property, the spectacular conservatory offers an incredible additional reception space, flooded with light through extensive glazing and perfectly positioned to enjoy uninterrupted garden views. Currently used as an inspiring art studio, this highly versatile room effortlessly connects indoor and outdoor living via double doors opening onto the terrace and gardens beyond.

The well-appointed kitchen is both stylish and practical, featuring cream-fronted cabinetry, contrasting work surfaces and views towards the conservatory and gardens, while the adjoining utility room provides exceptional additional storage, appliance space and direct access to both the garage and outside areas. A downstairs W.C. and versatile study/fourth bedroom further enhance the flexibility of the ground floor, ideal for home working, guest accommodation or multi-generational living.

To the first floor are three generously proportioned bedrooms and a spacious family bathroom. The principal bedroom is particularly impressive, enjoying dual-aspect windows to both the front and rear which flood the room with natural light while perfectly capturing the surrounding countryside views. Original wooden floorboards add warmth and character, creating a truly peaceful retreat. The remaining bedrooms are equally well-sized and beautifully positioned, each enjoying attractive open aspects.

Without question, one of the home's most captivating features is the extraordinary rear garden. Lovingly established over many years, the grounds offer an exceptional degree of privacy, tranquillity and natural beauty. Expansive lawns are framed by mature trees, flowering shrubs and vibrant borders, while a magnificent cherry tree provides spectacular seasonal blossom. Productive apple and pear trees together with gooseberry bushes further enhance the charm of this idyllic outdoor setting.

At the far end of the garden, a substantial raised decked terrace enjoys breath taking far-reaching views across rolling countryside and distant hills — a truly spectacular setting for outdoor dining, entertaining or simply relaxing in complete peace. Nestled within the gardens is a beautifully insulated timber summerhouse with electricity, ideal as a creative studio, luxury home office, wellness space or peaceful retreat.

The property also benefits from an integral garage and extensive driveway parking for multiple vehicles.

While already offering substantial and beautiful accommodation, the property also presents exciting scope for a purchaser to further modernise or reconfigure certain areas to suit individual tastes, potentially enhancing both lifestyle appeal and long-term value.

Despite its wonderfully peaceful semi-rural position, the property remains exceptionally well connected, with excellent access to the A167, A688 and A1(M), providing straightforward links to Durham City, Darlington, Teesside and Newcastle. Combining substantial living space, outstanding versatility, magnificent gardens and truly awe-inspiring countryside views, this is a rare and distinctive home of exceptional quality that must be viewed to be fully appreciated.

Council Tax Band: E

Tenure: Freehold

Price: £400,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## External

An attractive detached brick-built family home with a tiled roof, integral garage and arched entrance porch. Double timber gates to the left open onto a generous driveway providing extensive off-road parking, while the substantial frontage creates an impressive first impression of this spacious and versatile home.

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## Dining Room

*5.49m x 4.36m (18'0" x 14'3")*

A spacious and versatile reception room with ample space for a large dining table and additional seating, making it ideal for both formal entertaining and everyday family living. A large front-facing picture window fills the room with natural light and enjoys attractive open views across the green. Beautiful hardwood flooring runs throughout, adding warmth and character, while the open-plan layout creates a seamless flow into the adjoining lounge.

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## Living Room

*5.12m x 3.40m (16'9" x 11'1")*

A bright and comfortable reception room featuring hardwood flooring throughout and large wraparound windows overlooking the rear garden, filling the space with natural light. The room provides ample space for a range of seating arrangements and is centred around a charming wood-burning stove, creating a warm and inviting atmosphere. Open-plan to the adjoining dining area, this is an ideal space for both relaxing and entertaining.

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## Conservatory

*5.97m x 3.60m (19'7" x 11'9")*

A spacious and versatile conservatory with a glazed roof and extensive windows set above low-level brick walls, flooding the room with natural light and providing attractive views over the rear garden. Double doors open directly onto the garden, creating an excellent connection between the indoor and outdoor spaces. Currently used as an art studio, this generous room offers superb flexibility and would be equally suited as a garden room, studio, playroom or home office.

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## Kitchen

*2.90m x 2.90m (9'6" x 9'6")*

A well-appointed fitted kitchen with a range of cream-fronted wall and base units, contrasting work surfaces, and a stainless steel sink positioned beneath a window overlooking the conservatory and rear garden. The kitchen provides space for freestanding appliances and includes a useful central butcher's block, offering additional preparation space and storage. A practical and functional room with direct access to the adjoining dining area and utility room.

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## Utility Room

*3.23m x 2.43m (10'7" x 7'11")*

A highly practical utility room with additional work surfaces, a stainless steel sink, and plumbing and space for both a washing machine and dishwasher. There is ample room for further appliances, including an American-style fridge freezer, together with extensive open shelving providing excellent storage and pantry space. A rear-facing window overlooks the garden, and the room benefits from a durable tiled floor. The utility room links directly back to the kitchen and also provides convenient access to both the garage and the outside space, making it an ideal laundry and household area.

## W/C

Conveniently located off the entrance hall, the downstairs W.C. is fitted with a wash hand basin and low-level toilet, providing a practical cloakroom for guests and everyday family use.



## Study/Bedroom 4

3.12m x 2.44m (10'2" x 8'0")

A versatile ground floor room offering excellent flexibility to suit a variety of needs. Currently used as a study, this well-proportioned space would also make an ideal fourth bedroom, guest room, home office, or hobby room, with a window providing natural light and pleasant views over the front of the property.



## Bedroom 1

5.18m x 3.20m (16'11" x 10'5")

A spacious principal bedroom enjoying dual-aspect windows to both the front and rear, filling the room with natural light and providing lovely open views over the surrounding countryside. This generous double bedroom offers ample space for a king-size bed and substantial bedroom furniture, while the original wooden floorboards add warmth and character. A bright and comfortable room, ideal as the main bedroom with excellent storage potential.

## Bedroom 2

4.52m x 3.35m (14'9" x 10'11")

A generously proportioned double bedroom enjoying a large rear-facing window with lovely open views across the surrounding countryside. The room offers ample space for a double bed and a full range of bedroom furniture, together with additional room for a desk or study area if required. Bright and comfortable, this is an ideal bedroom for family members or guests.

## Bedroom 3

3.26m x 3.04m (10'8" x 9'11")

A well-proportioned bedroom with a front-facing window enjoying attractive open views across the green. The room comfortably accommodates a double bed and essential bedroom furniture, making it ideal as a guest room, child's bedroom, or home office. Bright and versatile, this is a practical and appealing third bedroom.

## Bathroom

3.93m x 2.05m (12'10" x 6'8")

A spacious family bathroom fitted with a white suite comprising a panelled bath with overhead rainfall shower, wash hand basin, and low-level W.C. The room also benefits from extensive built-in storage cupboards and a large rear-facing window that fills the space with natural light while enjoying attractive open views across the surrounding countryside. A well-proportioned and practical bathroom serving the first floor accommodation.

## **Garden**

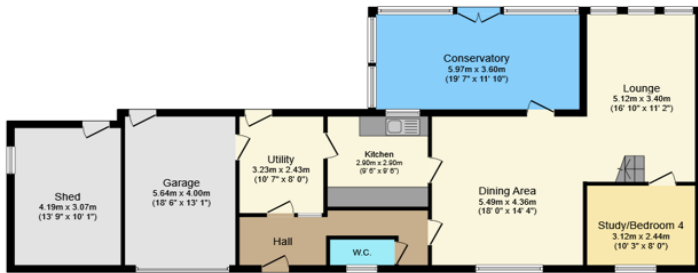
The property enjoys a beautifully established and highly private rear garden, mainly laid to lawn and surrounded by mature trees, flowering shrubs, and well-stocked borders. A magnificent cherry tree provides a striking focal point and spectacular spring blossom, while productive apple and pear trees, together with gooseberry bushes, add to the garden's charm and practicality. A charming timber summer house offers useful additional space.

A raised deck at the far end of the garden is perfectly positioned to enjoy breathtaking panoramic views across open countryside and rolling hills beyond. Adjoining the house, a paved terrace provides an ideal space for outdoor dining and entertaining. Together, the gardens offer a wonderful sense of space, privacy, and tranquillity

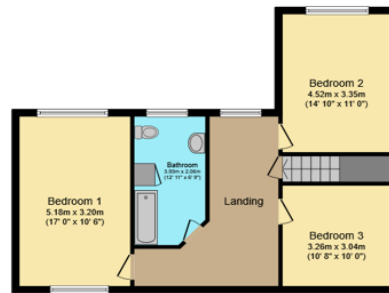
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## **Summer House/ Office**

Nestled within the gardens, the charming timber summerhouse provides a versatile additional space, ideal for use as a studio, hobby room, peaceful retreat, or garden entertaining area. Benefiting from both electricity and insulation, it offers comfortable year-round use. Surrounded by mature planting, it enjoys a wonderfully private setting within the grounds.



Ground Floor



First Floor



Outbuilding

Total floor area: 187.4 sq.m. (2,017 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

West Street, Hett, Durham, Durham, DH6 5LS

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