



## Leemans Lane, Durham, DH6 5LN

Rent **£3,500 pcm**

Beautiful family home in the picturesque village of Hett, located approximately 5 miles south of Durham and surrounded by open countryside that would be of interest to equestrians, there are 3 stables available with the property. Comprises five bedrooms and three bathrooms with stunning Orangery...

- STUNNING FAMILY HOME
- 5 BEDROOMS/3BATHROOMS
- EQUESTRIAN FACILITIES
- PRIVATE LOCATION



## Property Description

Beautiful family home in the picturesque village of Hett, located approximately 5 miles south of Durham and surrounded by open countryside that would be of interest to equestrians, there are 3 stables available with the property (no land), excellent hacking out nearby. Comprises five bedrooms and three bathrooms with stunning Orangery.

This family home provides spacious accommodation in abundance to include: entrance hall with cloakroom, wc. The breakfasting kitchen provides an open plan element with the kitchen fully fitted with a comprehensive range of handmade base and wall mounted units with granite work surfaces. The main feature of this house has to be the orangery it's amazing lantern style roof which brings in the natural light and bi-folding doors leading out into the garden. What adds to the room is the unique wine cellar within the floor of the room which opens up to reveal a spiral staircase leading down to the wine cellar itself. A spacious lounge, dining room, office, wc and larder complete the ground floor.

To the first floor is the master bedroom which has a feature fireplace and benefits from having a luxurious ensuite with a steam/Jacuzzi shower unit. The second bedroom gives access to the loft which is fully boarded out. There are a further three good sized bedrooms and two bathrooms, one with an oval free standing bath and the other benefiting from a bath and walk in shower which complete the first floor.

To the side of the property is a stone built stable block with Velux windows in the roof of the three stables offering natural light, a tack room, horse feed storage room, and storage shed which all benefit from light and power. There is a second access gate to the side of the stone stable block.





Hett is a picturesque village located approximately 5 miles south of Durham and surrounded by open countryside. The village contains a communal green and football pitch and village hall providing a real sense of community. It is also well placed for commuting purposes being within a short drive of the A(167) Highway and the A1(M) Motorway providing good road links to other regional centres.

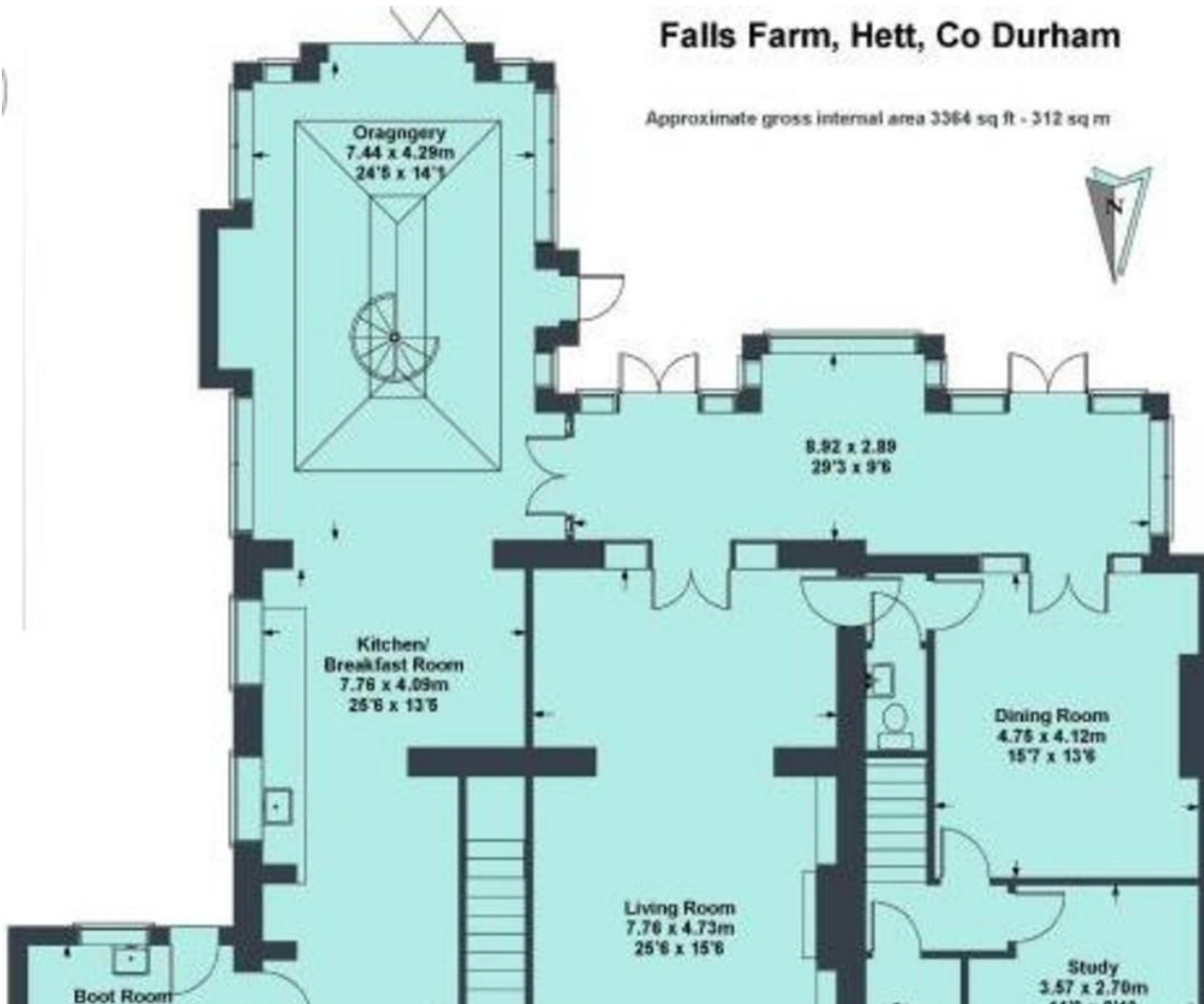
VIEWING STRICTLY THROUGH ELITE ESTATES \*\*\*7  
DAYS A WEEK\*\*\* CONTACT 0845 6044485 / 07495  
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# Floorplan

## Falls Farm, Hett, Co Durham

Approximate gross internal area 3364 sq ft - 312 sq m



Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
100-109	A			100-1000	A		
81-100	B			100-100	B		
62-80	C			100-100	C		
43-61	D			100-100	D		
25-42	E	52	59	100-100	E	58	65
10-24	F			100-100	F		
1-9	G			100-100	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Speak to one of our professional team today:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements