



Mordon Lodge Mordon, Stockton On Tees

Offers Over £900,000

5 Bedroom House - 5 Bedroom development (Partially completed) - 2 Bedroom Lodge.

A rare opportunity has arisen to acquire a highly individual, luxurious and unique Farmhouse. Mordon Lodge, also known as The Bread n Beer house is set in an enviable and idyllic setting on the outskirts of Mordon, which is located two miles South West of Sedgfield. This charming residence has been sympathetically extended and offers outstanding, generous and flexible accommodation. The property occupies a most pleasing position amidst gardens and grounds that total approximately five acres and offers stunning rural views. This simply stunning property, offers bright and spacious accommodation, which is beautifully presented and retains an informal homely ambience throughout. With accommodation over two floors including five bedrooms, three bathrooms and five reception rooms. Mordon Lodge is accessed through wrought iron gates with a sweeping driveway leading to a double garage. The house benefits from stunning hedge enclosed landscaped gardens and has a tiered patio. A additional feature of this property is the partially developed building which consists of a large kitchen / dining / living area with a fitted kitchen and is mostly complete. The stunning kitchen is fitted with a comprehensive range of wall floor and drawer units with contrasting worktops incorporating a sink and drainer. The kitchen benefits from two induction hobs, three ovens, a microwave and a wine cooler. There is also a utility room which houses the boiler.. This room has UPVC double glazed bi fold doors overlooking the rear garden. There are five double bedrooms with dressing rooms and en suite areas. Offering a lifestyle to be envied and located in an excellent position we welcome viewings at the earliest opportunity to avoid disappointment.



Mordon Lodge Mordon, Stockton On Tees

General Remarks

A beautifully appointed Country residence situated in extensive private grounds.
Offering generous contemporary accommodation
Double glazing throughout
Immaculately presented
Council Tax band E

Location

Mordon Lodge is situated on the outskirts of Mordon Village in County Durham located two miles South West of Sedgefield. Surrounded by country trails and green meadow walks Mordon Lodge offers the perfect balance between accessible modern urban environments and the pristine countryside of County Durham. The historic City of Durham is located a short drive away. For commuting purposes the A1M, A690 and A68 road routes are all easily accessible from Mordon. Nearby Sedgefield offers everyday facilities including high quality shops, convenience stores and a medical centre.
For schooling, there are primary schools in Sedgefield, Stillington and Bishopton. A comprehensive School in Sedgefield. Durham also offers a wide choice of primary and secondary schools together with a choice of private day and boarding schools.

Reception area

25'3" max x 13'3"

Mordon Lodge offers a most welcoming and grand entrance hallway offering an abundance of charm and character which will not fail to impress the discerning buyer. With an abundance of natural light and fine views overlooking the garden the reception hallway is tastefully decorated and benefits from underfloor heating, a vaulted ceiling with wooden beams, a wood framed double glazed window overlooking the rear elevation of the property and French doors which lead to the rear of the property. A door leads into the cloakroom which is fitted with a wash hand basin and a low level WC.

Living Room

15'0" x 33'5"

The magnificent Living Room is impeccably presented offering fine interior design. This delightful room offers an abundance of natural light and offers fine views overlooking the garden. This room benefits from under floor heating, a fixed bar area with worktops, a sink and French doors lead out to the garden.

The leisure area

46'3" x 15'10"

The leisure area offers fine panoramic views of the garden. Tastefully decorated in neutral tones and benefiting from under floor heating. The leisure area offers an abundance of natural light courtesy of the UPVC double glazed windows overlooking the side elevation of the property. The games area also benefits from LVT flooring with under floor heating and vaulted ceilings, a kitchen and integrated sink and fridge.

Bedroom 5

A double bedroom, tastefully decorated and benefiting from a UPVC double glazed window overlooking the side elevation of the property.

Shower Room

The shower room is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and low level WC.

Dining room

25'5" x 14'0"

The formal dining room is beautifully presented. Benefiting from LVT flooring and double glazed windows to both the front and rear elevations.

Breakfast room

12'1" x 11'1"

The breakfast room is decorated in neutral tones and offers an abundance of natural light. .

Principal Bedroom

22'3" x 17'2"

The principal bedroom benefits from a beamed ceiling, two UPVC double glazed windows overlooking the side aspect of the property and built in wardrobes providing useful storage. This room also benefits from a living area attached.

En suite shower room.

The en suite shower room is fitted with a modern suite comprising of a shower cubicle, wash hand basin and WC inset in to a vanity unit.

Hallway

12'8" x 10'11"

An entrance hallway with parquet flooring. A staircase leads to the first floor accommodation.

Kitchen

18'4" x 10'9"

The truly stunning kitchen is fitted with a comprehensive range of high quality wall, floor and drawer units with contrasting granite worktops incorporating two black composite sinks with chrome mixer taps. The kitchen benefits from a Rangemaster XT range with overhead extractor hood and a number of integrated appliances including a dishwasher, microwave.

Bedroom

10'8" x 14'0"

A double bedroom with dual aspect windows and benefiting from built in wardrobes and an adjoining en suite shower room.

En suite shower room..

An en suite shower room fitted with a contemporary suite comprising of a shower cubicle, low level WC and wash hand basin.

Bedroom

12'4" x 14'1"

A double bedroom with dual aspect windows allowing an abundance of natural light decorated in neutral tones and benefiting from built in double wardrobes.

Double bedroom

12'4" x 10'11"

With a window to the side elevation of the property a double bedroom benefiting from a built in double wardrobe.

Externally

Mordon Lodge is accessed through wrought iron remote controlled double gates on to a sweeping driveway with parking for several cars. The driveway leads to a double garage with power and light. A particular feature of this property are the stunning landscaped gardens which are mainly laid to lawn with an abundance of mature flora and fauna. There is a generous tiered patio which has a combination of decking and Indian sandstone, which is ideal for outdoor entertaining.

Partially developed building outside

A particular feature of this property is the partially developed building which consists of a large kitchen / dining / living area with a fitted kitchen and is mostly complete. The stunning kitchen is fitted with a comprehensive range of wall floor and drawer units with contrasting worktops incorporating a sink and drainer. The kitchen benefits from two induction hobs, three ovens, a microwave and a wine cooler. There is also a utility room which houses the boiler..

This room has UPVC double glazed bi fold doors overlooking the rear garden. There are five double bedrooms with dressing rooms and en suite areas. This property once completed would offer a substantial addition to the living space or alternatively could be used as holiday accommodation (subject to the necessary consents) providing an attractive income stream.

Free standing Lodge

There is a separate lodge which is timber framed and insulated. The lodge is partially finished and is comprised of a living room, kitchen and bathroom which is not fully fitted out. The lodge has the potential to generate an additional income stream. There are two double bedrooms in the lodge.

