



STONES END

OPENING TIMES
Mon 10:00 - 18:00
Tue 10:00 - 18:00
Wed 10:00 - 18:00
Thu 10:00 - 18:00
Fri 10:00 - 18:00
Sat 10:00 - 18:00
Sun 10:00 - 18:00
07500 836715

HUNTERS[®]
HERE TO GET *you* THERE

Stones End Evenwood, Bishop Auckland, DL14 9RE

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By Auction £215,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £215,000* BIDDING CLOSES 31 JULY 3PM* FEES APPLY *

Rare development opportunity offered for sale, located on Stones End in Evenwood, comprising two stone built properties and a good sized plot of land/potential building plot. The potential building plot has previously had planning approved for a detached three bedroom house, this has now lapsed. The first property is currently used as a salon/beauty treatment premises with garage. The second property is a generous three-bed family home with garden.

Evenwood is a quiet semi rural village surrounded by countryside and with local amenities including convenience stores and primary school. The village is just a short distance from nearby Bishop Auckland and Tindale's retail park which offer access to amenities including supermarkets, retail stores, high street shops, restaurants and healthcare services. There is a regular bus service through whilst the A688 is close by for commuters.

These properties provide lots of potential, the retail premises could be converted into a residential property or holiday let for example, subject to relevant planning permissions. It currently comprises; main retail room, rear lobby, second treatment room and above is a first floor room accessed via a ladder providing storage space. Complete with garage and drive to the side.

The second property is a good sized double fronted family home and comprises; entrance hallway, living room, dining room, kitchen, utility and cloakroom to the ground floor. The first floor accommodates three generous bedrooms and the family bathroom. Garden with lawn and patio to the rear.

The plot is approx. 54m x 72m which in 2018 was granted planning permission for a three bed detached house with existing garage, this permission has since lapsed.

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GROUND FLOOR



1ST FLOOR



1 - 2 STONES END

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hallway

The entrance hallway leads through to the ground floor reception rooms as well as staircase ascending to the first floor.

Living Room

12'1" x 18'4"

The main reception room is spacious and bright with bow window to the front and traditional feature fireplace. There is ample space for furniture.

Dining Room

12'9" x 18'4"

The second reception room is also located to the front with plenty of space for a large table with chairs, bow window providing plenty of light.

Kitchen

11'1" x 11'5"

Kitchen fitted with a range of cream wall, drawer and base units, complementing work surfaces as well as space for appliances including a fridge/freezer, cooker, washing machine and dishwasher.

Cloakroom

Comprising low level WC and hand basin.

Utility Room

11'9" x 7'6"

Additional space for appliances currently used as a study area.

Master Bedroom

12'2" x 15'5"

An impressive king sized bedroom with window to the front and ample space for bedroom furniture.

Bedroom Two

11'1" x 15'1"

The second bedroom is a generous double with window to the front and ample space for furniture.

Bedroom Three

6'6" x 8'10"

The third bedroom is also located to the front, a spacious single.

Bathroom

11'0" x 11'1"

Family bathroom fitted with a low level WC, wash hand basin, large jet spa bath and shower cubicle.

Garden

To the rear is a good sized garden, mainly laid to lawn with patio area for furniture.

Retail Premises

The retail premises comprises a spacious main room with window to the front, a rear lobby leads out to the rear and also allows for access through to the second room currently used as a beauty treatment room. The first floor has a generous storage room with access via a ladder. This space has separate electric supply and electric heating, it provides potential to be converted into a residential property or holiday let, subject to planning.

External


To the side of the retail premises is a detached garage and driveway for storage.

Land/Building Plot

177'1" x 236'2"

A plot stretching approx. 54m x 72m with an existing garage and the potential for a dwelling. Previously in 2018 permissions were approved for a the erection of a three bed detached home, this has now lapsed. There is space for potentially two semi detached properties, subject to planning.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







