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Front Street Wolsingham, Bishop Auckland, DL13 3AA

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Offers In Excess Of £500,000

Impressive five bedroomed double fronted stone family home, originally two properties but converted many years ago to a fantastic large family home retaining both original front doors. The original part of the property dates to around 1650 with later additions in the 1800s. The property also boasts extensive gardens and drive for two cars accessed via the rear lane.

The property is situated in Wolsingham this sought after rural village is highly regarded locally and provides access to a range of amenities such as schools, local shops, cafes and restaurants as well as convenience store and healthcare services. There is a regular bus service through the village allowing for access to neighbouring towns and villages. Wolsingham is within Weardale, an area of outstanding natural beauty, and popular with walkers and cyclists having many public walks/trails. Only approx. 15 miles away is the nearby city of Durham, which provides access to further restaurants, shops, the University as well as boasting an extensive public transport system; allowing for access to further afield places such as Newcastle, York, Edinburgh and London.

In brief the property comprises; an entrance hall, kitchen/diner, large bespoke 'David Salisbury' hardwood conservatory, four reception rooms and cloakroom. The first floor accessed via two staircases contains the master bedroom, four further bedrooms, ensuite and family bathroom. Externally to the rear of the property is a private patio area leading onto a large well planted garden with a mix of trees, shrubs and well-maintained lawn, plus well-established floral borders, pond, greenhouse, garden shed, tool shed and summerhouse. The property also has a driveway for two vehicles accessed from the rear lane. This beautiful homes features include; double glazing, solar water and electric immersion water heating, gas fired central heating, farmhouse kitchen with gas AGA plus the property retains many period features such as fireplaces, exposed beams and original doors.

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GROUND FLOOR



1ST FLOOR



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	

Living Room

The living room is a great size, with wooden floor, exposed beamed ceiling, feature cast iron fire with surround and large sash window with window seat to the front elevation. Double doors lead through to the reception room enabling the two rooms to be used as one large room.

Reception Room

A further spacious reception room which could be used as a day room, or second living room. French doors lead through from the living room, it has Burmese teak woodblock flooring, a multi fuel stove with feature surround, sash bay window and door to the rear elevation.

Dining Room

The dining room is a a great size with room for a dining table and chairs along with further furniture, benefiting from a wood burning stove, feature surround, two sash windows and external door to the front elevation.

Family Room

The fourth reception room is another good size, with Burmese teak woodblock flooring, multi fuel stove and sash window to the front elevation.

Kitchen/Diner

The kitchen is fitted with a range of wooden base and drawer units, complementing work surfaces, four oven AGA gas fired, stainless steel sink/drain unit and slate tile flooring. There is space available for appliances including fridge/freezer and dishwasher, tiled floor and exposed beams.

Conservatory

Hardwood double glazed construction, tiled flooring, underfloor heating, two double glazed double doors leading to the garden.

Utility Room

Fitted with a further range of matching base units with complementing work surfaces, stainless steel splash backs and space for further free standing appliances. Fitted with an integrated electric oven and induction hob.

Cloakroom

Cloakroom fitted with a WC and wash hand basin.

Master Bedroom

The master bedroom provides space for a king sized bed, built in wardrobes, feature cast iron fire surround and sash bay window to the rear elevation,

Bedroom Two

The second bedroom is another generous double bedroom with, an airing/storage cupboard and sash window to the rear elevation.

Ensuite

The ensuite contains double walk in shower, wash hand basin and WC. Sash window to the rear elevation.

Bedroom Three

Spacious further double bedroom with feature fire surround. original stripped floor boards and two sash windows to the front elevation.

Bedroom Four

Double bedroom with two sash windows to the front elevation.

Bedroom Five

Fifth bedroom with feature cast iron fire surround, storage cupboard and a sash window to the front elevation.

Bathroom

Family bathroom fitted with a panelled bath, wash hand basin and WC. Sash window to the rear elevation.

Parking

Driveway providing parking for 2 cars with concrete hardstanding section.

Garden

To the rear locates the impressive, meticulously maintained, landscaped gardens flourishing with well established flower borders, trees, shrubs and pond. The garden includes patio areas for outdoor dining and entertaining, greenhouse, tool shed garden shed and summerhouse.

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.













