



Westgarth House, 1 Front Street, Rookhope,
Bishop Auckland, County Durham, DL13 2BA
Guide Price £185,000

Westgarth House is a fantastic three bedroom detached bungalow sat in an elevated position in the heart of the picturesque village of Rookhope.

- Detached stone built bungalow
 - Three bedrooms
- Private landscaped garden
 - No onwards chain
- Energy performance rating F 30



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LOCATION

Rookhope is a quiet, historic mining-village nestled in the Pennine valley. The village lies on the coast-to-coast route attracting walkers and cyclists to the area. There is a village post office and pub along with a village hall. A wider range of amenities are available in Stanhope lying approximately 4 miles to the south east, The village is approximately 21 miles to the west of Durham where there is an east coast mainline train station and there is an international airport at Newcastle.

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DESCRIPTION

Westgarth House is a well presented three bedroom bungalow that enjoys an elevated position in the scenic and rural village of Rookhope.

There is a large entrance porch with doors opening to the kitchen and hallway. The kitchen has a range of units with space for kitchen appliances. From the kitchen a door opens to the living room which has a



stone fireplace and dual aspect to the village and countryside beyond. From the living a door opens to the hallway with access to two double bedrooms, one having fitted sliding door wardrobes. The third bedroom has a cupboard and houses the oil boiler. The family bathroom comprises a bath, separate electric shower, WC and wash basin.

Externally, stone steps lead up to the property which has a landscaped garden set into the hillside. The garden is extremely private and in summer months is the perfect suntrap to sit and enjoy the weather. There is a summerhouse at the top of the garden from which views can be enjoyed across the fields beyond the property. There is also a useful garden shed perfect for storage.

SERVICES

The property is served by mains electricity, water and drainage and has oil fired central heating.

COUNCIL TAX BAND

Durham County Council Tax Band B.



ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating F 30.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has varied mobile phone signal in this area depending on the provider. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a low risk of flooding from surface water, rivers and sea.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.



TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

COSTS

Each party is to bear their own costs.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.



NOTES

Particulars prepared – October 2025

Photographs taken – October 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.



Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.



The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





← Bathroom
1.82m x 2.66m

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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