





3 Weardale House

Stanhope, Weardale

Stunning 4-bed home in Stanhope. Immaculately renovated with attic conversion. Parking for up to 3 cars with garage and 2 exterior spaces plus EV charge point. Open plan living, ample storage, south facing garden, hot tub. Former Workhouse and Hospital, a unique blend of history and modern living. Council Tax band: B

Tenure: Freehold

- Large 4 bed family home
- Immaculate renovation including attic conversion
- Garage with external EV charge point, plus parking for a further 2 vehicles, providing space for up to 3 vehicles in total
- South facing garden in elevated position
- Hot tub
- Multifuel burner set in beautiful stone fireplace
- History - Former Weardale Workhouse and Hospital
- Open plan kitchen / diner / living room
- Real wood flooring on ground floor
- Huge amount of built in storage



Entry Porch

7' 2" x 3' 8" (2.18m x 1.11m)

Upon entering the front of the property, you arrive in the porch which makes a perfect storage area for coats and shoes. The porch benefits from an exposed stone wall, tiled floor and provides access to the hallway beyond.

Hallway

3' 5" x 3' 6" (1.03m x 1.06m)

A tastefully decorated hallway provides access to the living room and a wooden staircase with wooden handrail leads to the first floor.





Living Room

14' 1" x 18' 5" (4.29m x 5.62m)

Moving from the hallway into the living room, you find yourself in a characterful, spacious and well appointed room with dual aspect over the front and the rear of the property. Patio doors and a large uPVC sash style window fill the room with natural light.

Exposed stone walls and a multi fuel burner with a slate hearth set in a large stone fireplace really add to the charm of this room. Benefiting from real wood floors, oak internal doors, plus chrome switches and sockets, the living room is immaculately presented.



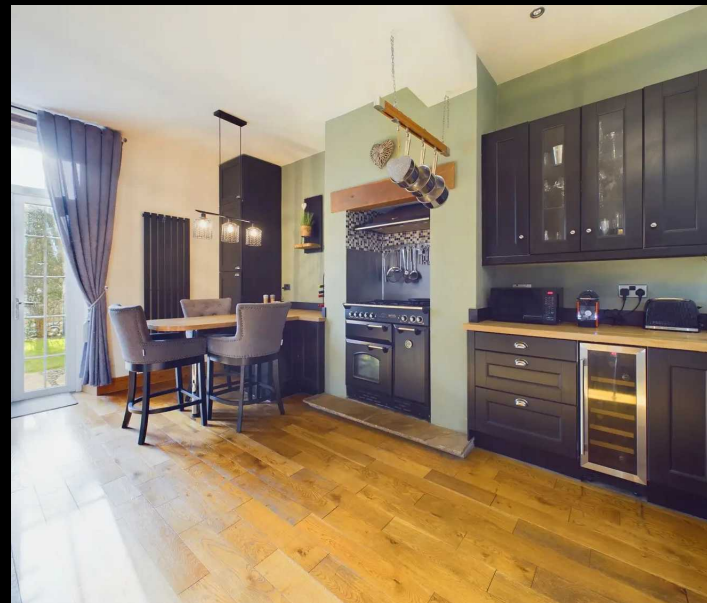




Kitchen

11' 10" x 17' 11" (3.61m x 5.47m)

An open plan layout leads you from the living room into the kitchen. The kitchen is a stylish, tasteful and well appointed space boasting a good range of over-under storage cabinets and an inbuilt breakfast bar. Shaker style cabinets in a contemporary colour are complimented by the modern vertical radiator and chrome switches and sockets. The kitchen is a large and bright room flooded with natural light and providing access into the garden via patio doors. The airy nature of the room is further enhanced by two uPVC windows overlooking the rear of the property. The kitchen benefits from an integrated wine cooler and rangemaster cooker. Further storage cabinets have been inbuilt and provide ample space to house a large fridge/ freezer.







Landing

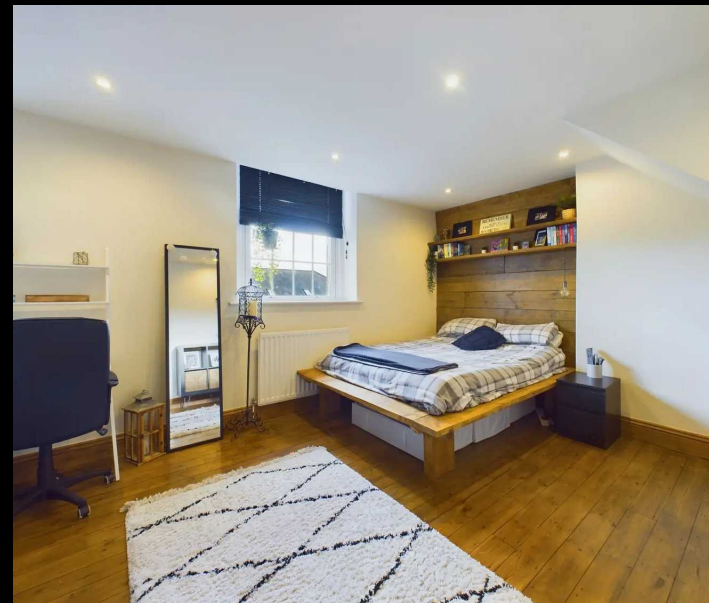
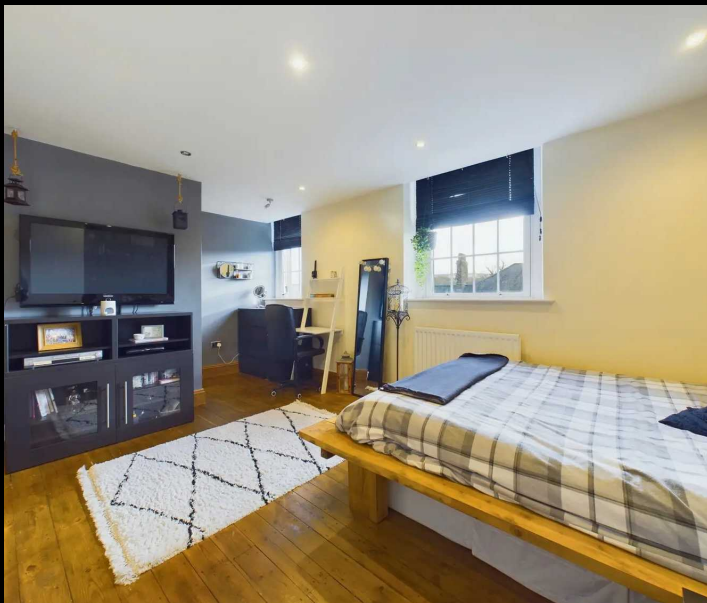
19' 10" x 6' 3" (6.05m x 1.90m)

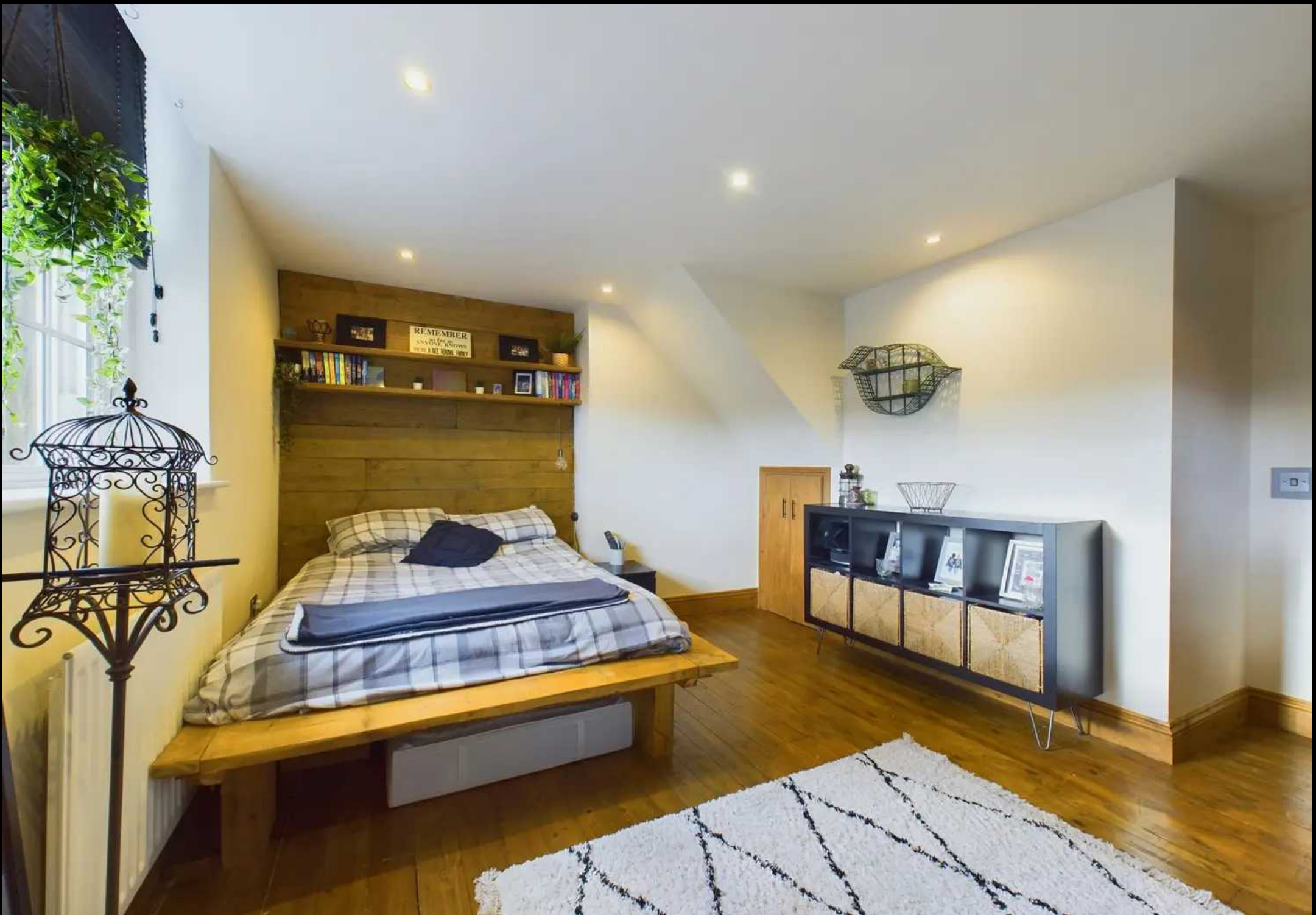
A generously proportioned landing on the first floor leads you to bedroom 2, bedroom 3 and the bathroom. Two uPVC windows provide natural light to the space and a second staircase provides access to the second floor bedrooms, en suite and dressing room.

Bedroom 2

14' 10" x 11' 7" (4.51m x 3.53m)

At the top of the staircase leading to the first floor is bedroom 2. Bedroom 2 is a large and bright double bedroom tastefully decorated and benefiting from two large inbuilt storage cupboards, real wood floors, 2 uPVC windows and spotlights.







Bedroom 3

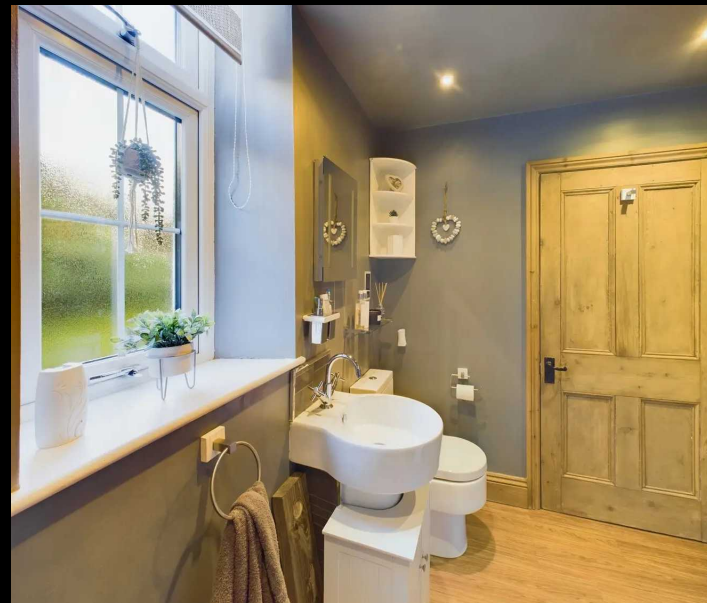
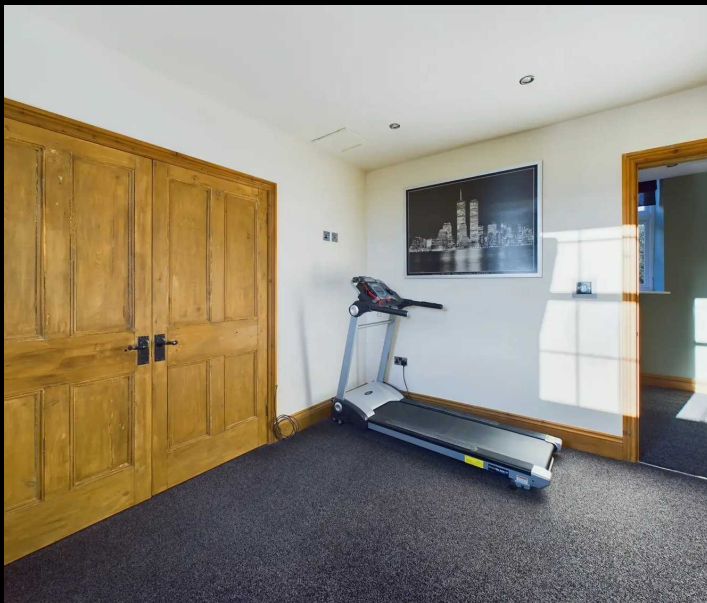
10' 8" x 10' 10" (3.24m x 3.30m)

Currently configured as a home office, bedroom 3 is another double bedroom found on the first floor providing large inbuilt storage cupboards and a large uPVC window. Bedroom 3 benefits from chrome switches, sockets, spotlights and like bedroom 2, enjoys south facing views from an elevated position.

Bathroom

8' 9" x 6' 2" (2.67m x 1.89m)

The first floor bathroom is a high specification bathroom including WC, hand wash basin with under sink storage and a bath with overhead power shower with full screen enclosure. The bathroom benefits from spotlights, wood effect waterproof flooring, a modern wall hung radiator and a uPVC window.







Landing 2

4' 3" x 3' 3" (1.29m x 0.98m)

The second floor landing benefits from an inbuilt eaves storage cupboard and provides access to bedroom 4 and bedroom 1. Additional inbuilt storage can be accessed from the staircase leading up to this second floor landing.

Bedroom 1

14' 0" x 15' 5" (4.26m x 4.69m)

Bedroom 1 is a fabulously decorated and spacious master bedroom which benefits from multiple inbuilt storage cupboards, spotlights, 2 Velux windows and decorative beams to create a feature wall.





Bedroom 4

12' 8" x 10' 5" (3.86m x 3.17m)

At the top of the stairs on the second floor and to the right is bedroom 4. Bedroom 4 benefits from an En suite bathroom, a large walk in wardrobe, chrome switches, sockets and spotlights. Tasteful decoration and a Velux window make bedroom 4 feel light and bright.

En suite

7' 1" x 9' 7" (2.16m x 2.91m)

The En suite to bedroom 4 is spacious and provides a 3-piece bathroom suite including WC, hand wash basin, separate shower cubicle with power shower and ample integrated storage. Features of the En suite include wood effect waterproof flooring, a modern wall hung radiator and a Velux window.

Dressing Room

5' 7" x 6' 5" (1.69m x 1.96m)

A welcome storage addition in the form of a dressing room is accessed via bedroom 4. The room is well configured to maximise storage space with free standing storage furniture.



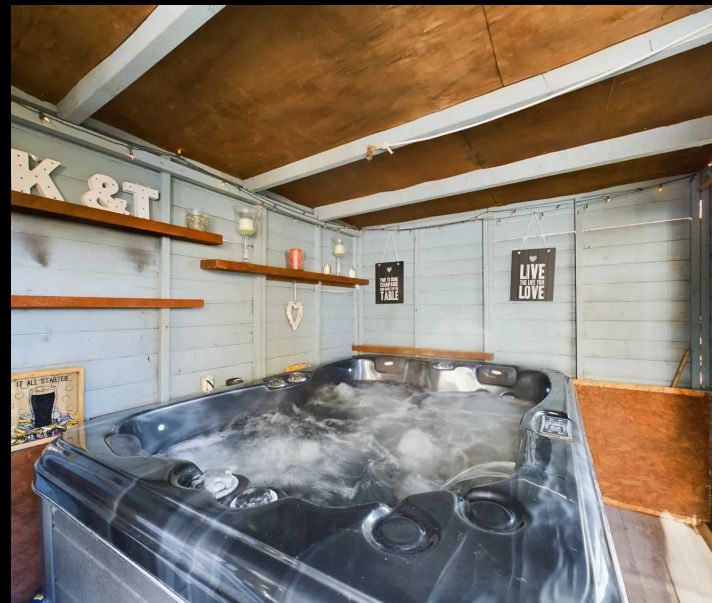


Garden

Found at the front of the property is a South facing front garden which boasts a generous lawned area and a patio directly accessible from the kitchen. The garden is an ideal space for outdoor seating or dining, benefits from fantastic views from its elevated position, and a summer house which is home to a hot tub.

Yard

A rear yard lies at the back of the property which is fully patio slabbed, provides extra outdoor storage space and includes a log store. Access to the rear yard is gained via the patio doors in the living room.





Garage

Single Garage

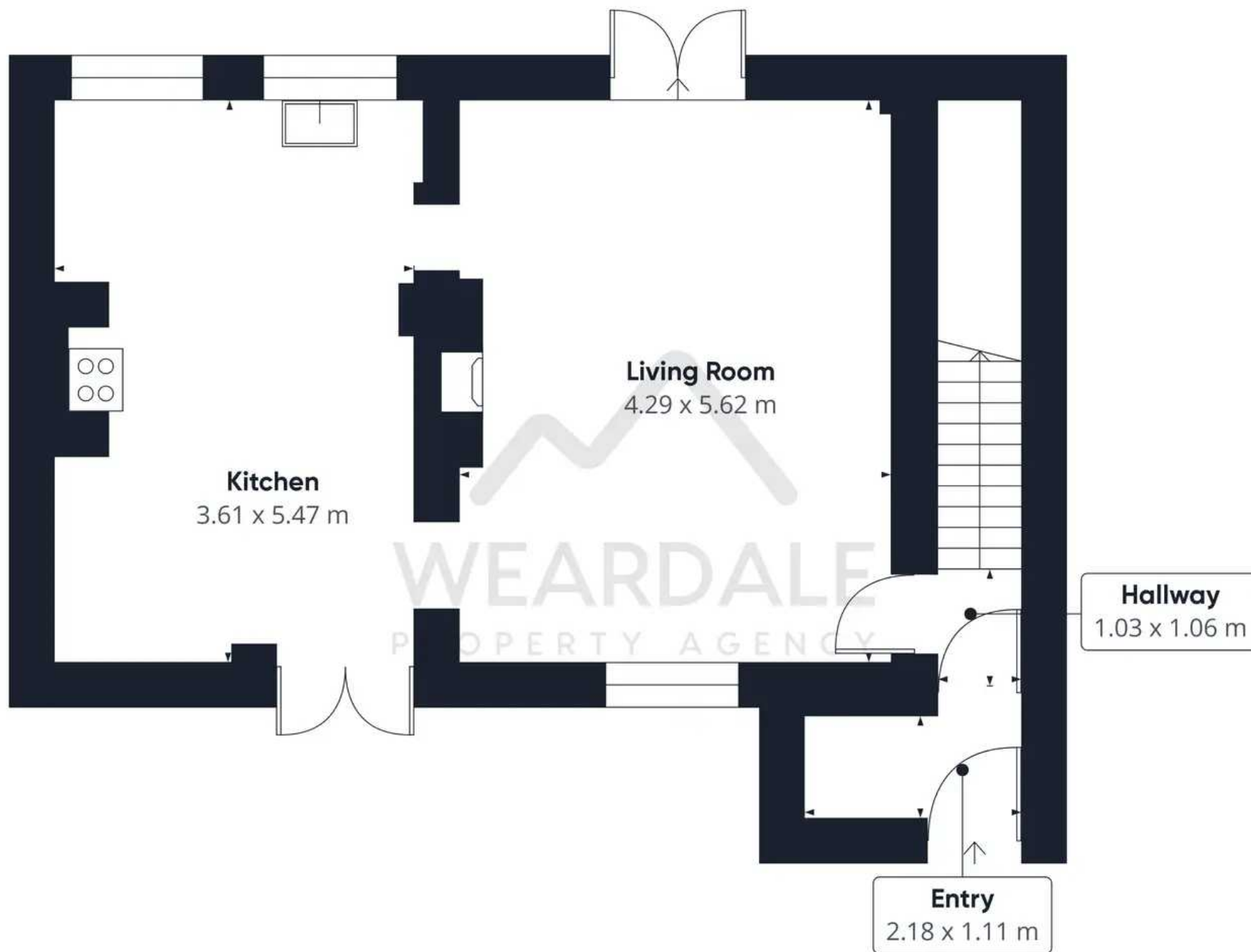
The property has the benefit of a single garage located under the garden level. The garage boasts power, light and water connections in addition to an EV charging point.

Off street parking

2 Parking Spaces

There are 2 off road parking spaces available for this property located in front of the garage. Combined with the garage, this property can accommodate up to 3 vehicles.





Approximate total area⁽¹⁾
54.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0

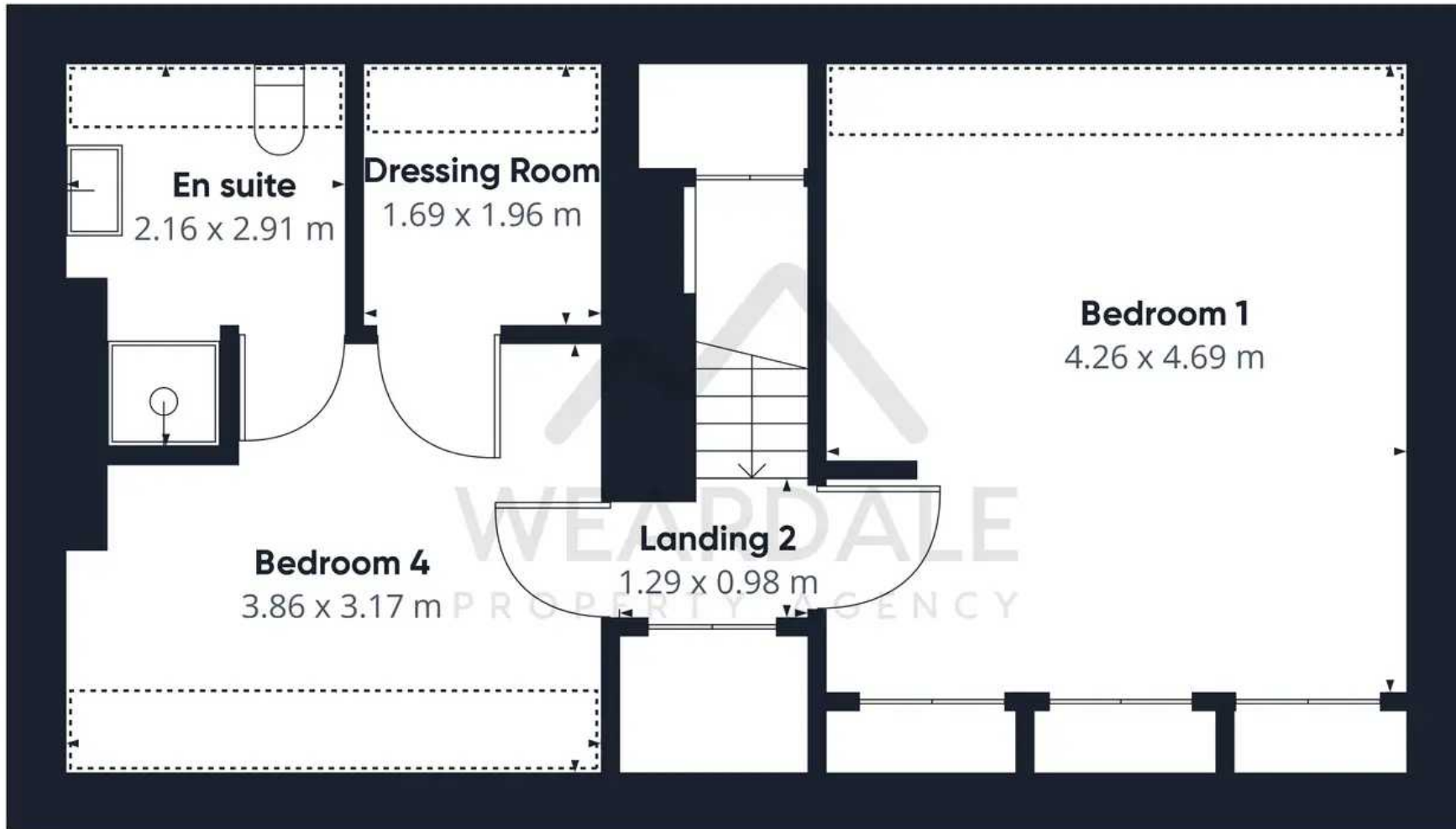


Approximate total area⁽¹⁾
47.78 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾

46.26 m²

Reduced headroom

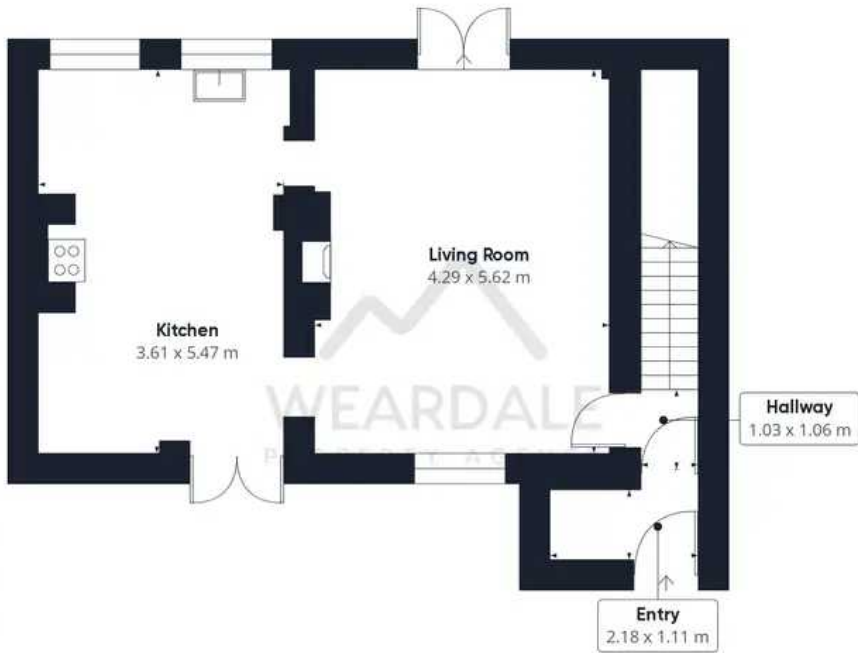
6.19 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

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Floor 0



Floor 1



Floor 2


Approximate total area⁽¹⁾

148.54 m²

Reduced headroom

6.19 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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WEARDALE
PROPERTY AGENCY

Although every care has been made to ensure that these particulars are accurate, no responsibility for any inaccurate information can be accepted, the information is provided as a general guide only and does not form part of any contract. All measurements are approximate. Any intending purchaser should satisfy themselves of the accuracy of the information and should not rely solely on the information outlined in this advertisement.



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