



7 Front Street, Wearhead

£199,950 Freehold

3 bed detached

- Beautiful 1800's stone cottage
- Off-street parking for 2 cars
- Garden and courtyard
- New roof
- New air source heat pump central heating system
- Solid oak wooden internal doors throughout
- High spec. and immaculately presented throughout
- 2 log burning stoves
- Insulated real wood flooring in dining room, hall and living room
- uPVC windows throughout
- Composite double-glazed front and back doors
- Quiet village location
- Area of Outstanding Natural Beauty (AONB)



Property Summary

A charming 1800's stone cottage that is sure to capture your heart. With a garden, courtyard and off-street parking for two cars, it has everything you need. Situated in the quiet village of Wearheard, within the North Pennines designated Area of Outstanding Natural Beauty (AONB), this property provides a peaceful sanctuary away from the hustle and bustle of the city.

Whilst the cottage is full of the character you would hope to get from a property of the mid 1800's, it has been significantly enhanced in recent years and finished to an immaculately high spec throughout. A new roof and air source heat pump central heating system are significant upgrades which guarantee warmth and comfort throughout the year, whilst having a low environmental impact. Additionally, two log burning stoves add a touch of traditional charm set within Victorian style fireplaces. Solid oak wooden internal doors can be found throughout the property, adding a touch of elegance to each room. The dining room, hall, and living room feature insulated real wood flooring, creating a warm and inviting atmosphere. uPVC windows and composite double-glazed front and back doors maximise natural light and provide excellent insulation.

Located in an Area of Outstanding Natural Beauty, this property offers the perfect opportunity to explore the surrounding countryside, while the garden and courtyard provide a private and tranquil space for outdoor activities. Whether enjoying a morning coffee under the blue sky or hosting a barbecue with friends and family, the outside space of this cottage is sure to enhance your living experience. Whether you are seeking a peaceful escape or a place to call home, this cottage is sure to impress with its high spec finishes and immaculate presentation.

Tenure: Freehold
Council Tax band: B




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Kitchen (8.85m x 1.54m)

The kitchen has been fitted to a very high standard and features solid wooden work surfaces, a range of wooden over and under counter storage units, tiled splash backs and tiled flooring. There's an integrated fridge freezer, plus a washing machine and dishwasher which will be included within the sale. The electric hob and oven are also integrated.

There is an additional storage area to the end of the kitchen which is currently home to a further solid wooden work bench to be used as a food preparation area, however, this bench could be removed to open up the space should the new owners require it.




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Dining Room (3.36m x 3.22m)

The dining room is open plan with the kitchen which makes for a really sociable living space, perfect for families, couples or entertaining. There's real wooden flooring with under floor insulation and windows on 2 sides of the room ensuring there is plenty of light. A log burner sits within the fireplace which is set below a beautiful wooden mantel piece. There are also 2 radiators which are supplied by the air source heat pump, making this a very warm and inviting room.






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Living Room (2.74m x 3.80m)

From the dining room you pass through the hallway via solid oak doors in to the living room. This room also benefits from windows on 2 sides and features bespoke wooden blinds with magnetic closures, which can also be found in the dining room. There's a beautiful Victorian style fireplace which has had a miniature log burner installed within it. The flooring is again real wood with under floor insulation and the deep window sills which sit within the thick stone walls of this cottage are a fantastic feature.

Hallway (0.81m x 0.94m)

The small hallway is positioned in between the dining room and living room and gives access to the front door and staircase.

Landing (1.71m x 1.42m)

The staircase rises from the hallway to the landing, from which the bathroom and all 3 bedrooms are accessed. All doorways are again solid oak and the ceiling has been decorated with wooden panelling.




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Bedroom 1 (3.02m x 3.39m)

The master bedroom has 2 windows giving views out over the surrounding hills. There's a traditional fireplace and although it's in working condition, the chimney has been capped, it makes a nice feature. In recent years floor to ceiling wardrobes have been installed in an alcove on one side of the fireplace and shelving in the other.

A unique feature of this property is the staircase to the storage loft space, this staircase is hidden behind a partition wall within the master bedroom. The staircase certainly makes it a lot easier to place and remove storage items, and the storage area is fully boarded, with power and lighting. The void between the first-floor ceilings and loft floor is fully insulated.





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Bedroom 2 (2.82m x 3.26m)

The second bedroom is another double room and like the master bedroom features a fireplace which has been capped. This room also benefits from views over the hills, in the same direction as the first bedroom. The ceilings are high and the decoration is neutral and to a high standard, as it is throughout the property.

Bedroom 3 (2.01m x 1.46m)

The 3rd bedroom would be suitable as a child's bedroom only as it is very small. If not required as a bedroom it may be more suited to an office or dressing room. There is a large window and the outlook is over adjoining rooftops.



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Garden

To the side of the property is a raised lawned garden which is extremely well kept. The garden benefits from a patio, garden shed and storage area. It must be noted that the path between the garden and house does have a right of way which is usable by the adjacent properties. Such rights of way are very common in the area and in many cases date back to the mid 1800s.

Off-Street Parking

A great asset of this property is the gravelled private parking area which is suitable for 2 vehicles. Having private parking in this area with a cottage of this period is quite rare and very sought after.





Courtyard

The front of the property opens out on to an enclosed courtyard which is also well maintained with a mix of paving and gravel. Stone walling wraps around the courtyard and to the rear of the property there is a narrow access passage which is home to the outside tap. It must be noted this rear passage can be used as an emergency escape route for an adjacent property, however this is not a principle access right.

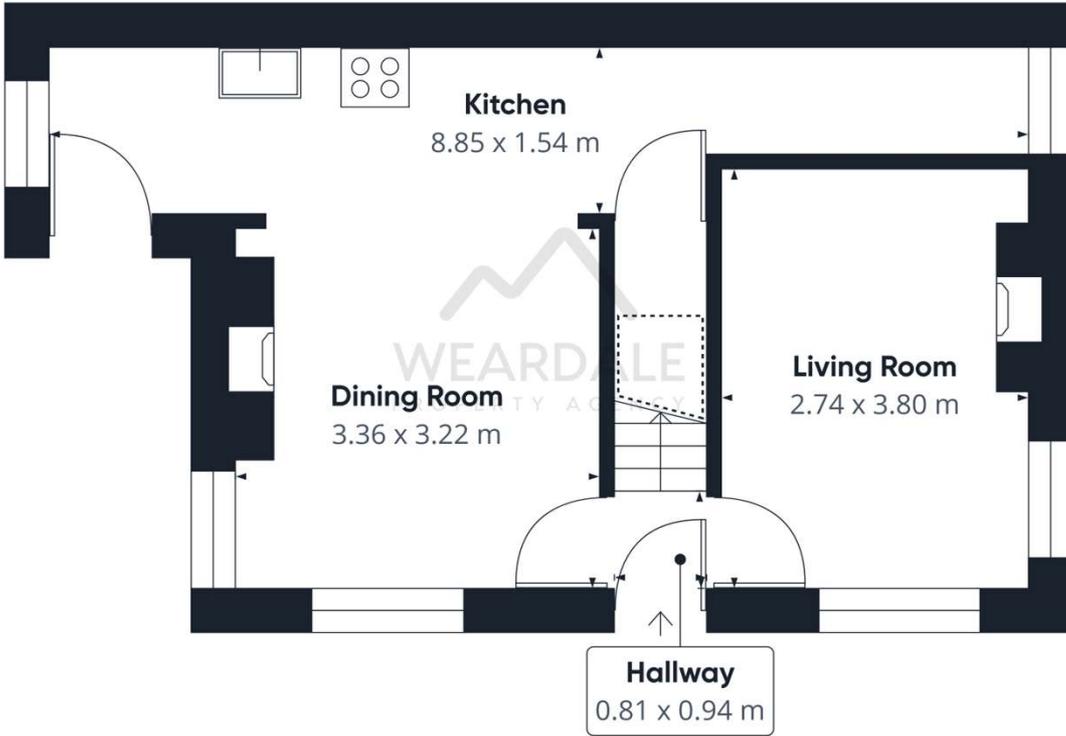
Energy Performance Certificate (EPC)

The property is currently rated as E.

With the installation of the Air Source Heat Pump central heating system there is only the Electricity and Water utility bills to pay. There are currently 3 years free servicing remaining on the Air Source Heat pump system.



Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Floor 0

Approximate total area⁽¹⁾
37.44 m²

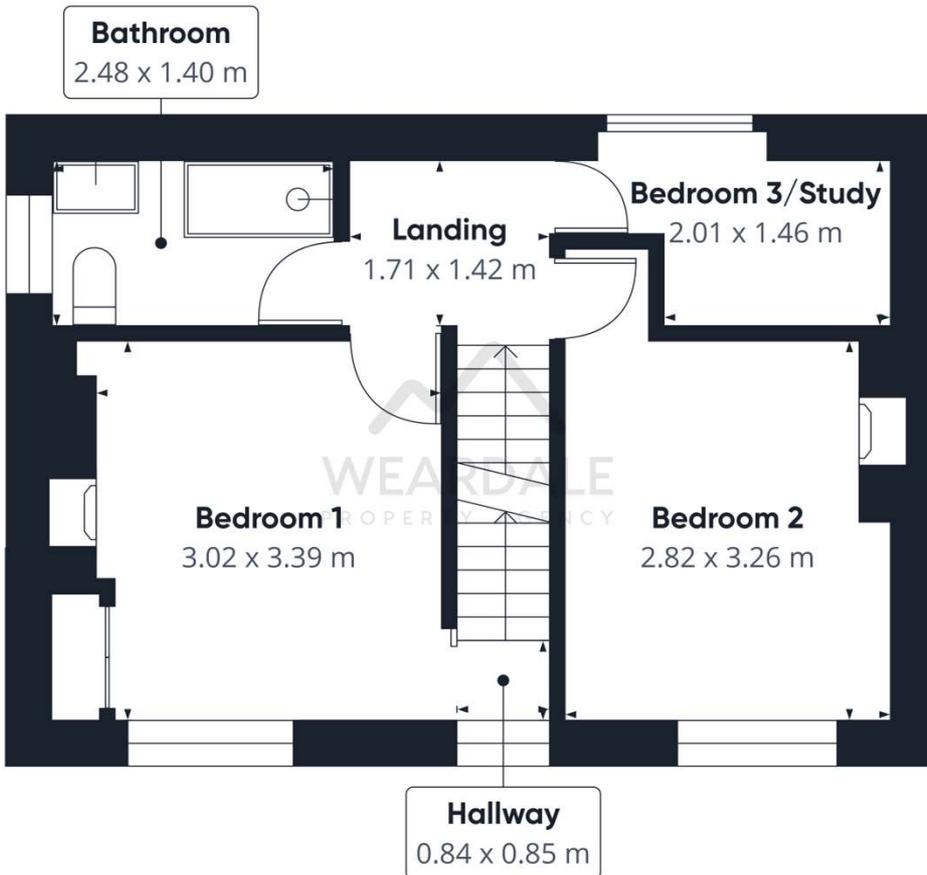
Reduced headroom
1.17 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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 1

Approximate total area⁽¹⁾
34.70 m²

(1) Excluding balconies and terraces

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