





2 South View

Wearhead, Weardale

Exciting renovation opportunity! 2 bed stone terraced cottage in Wearhead with great potential. Spacious rooms, picturesque views, characterful features. Ideal for first-time buyers, holiday let, or renovation project. Enclosed courtyard, stunning surroundings. Close to school and outdoor activities.

Council Tax band: A

Tenure: Freehold

- 2 bedroom stone terraced cottage
- In need of renovation
- Views over the River Wear and open countryside
- Great rental potential following renovation
- Stone flooring and exposed ceiling beams
- Multifuel burner in the living room
- uPVC windows throughout
- Rear courtyard and outdoor storage shed
- Located in an Area of Outstanding Natural Beauty



Hallway

3' 2" x 4' 3" (0.97m x 1.29m)

The hallway benefits from a composite external front door, stone flooring and provides access to the living room and stairs to the first floor bedrooms and bathroom.

Living room

14' 7" x 14' 11" (4.45m x 4.55m)

Accessed via the hallway you will find yourself in the living room. A spacious room with stone flooring and exposed ceiling beams. The living room benefits from a large uPVC bay window offering fantastic countryside views. A large feature fireplace with multifuel burner plus stone hearth and surround is the focal feature of the living room. A large inbuilt cupboard also provides ample space for storage.





Kitchen

13' 8" x 11' 9" (4.16m x 3.58m)

Accessed via the living room you find the kitchen. The kitchen is a well proportioned space featuring stone flooring throughout and a coal burner. A uPVC window overlooks the courtyard beyond. The kitchen provides access to the rear porch, downstairs WC and to the courtyard.

Back porch

7' 7" x 5' 3" (2.30m x 1.60m)

The back porch has the benefit of a uPVC window and a composite stable door providing access out to the rear courtyard. Some works have been started in this area in the form of a new plasterboard ceiling, spotlights and tiled floor.

WC

7' 9" x 5' 2" (2.37m x 1.58m)

The downstairs WC provides ample space to accommodate a second bathroom or shower room. Accessed via the rear porch and located at the rear of the property, the WC benefits from two uPVC windows.





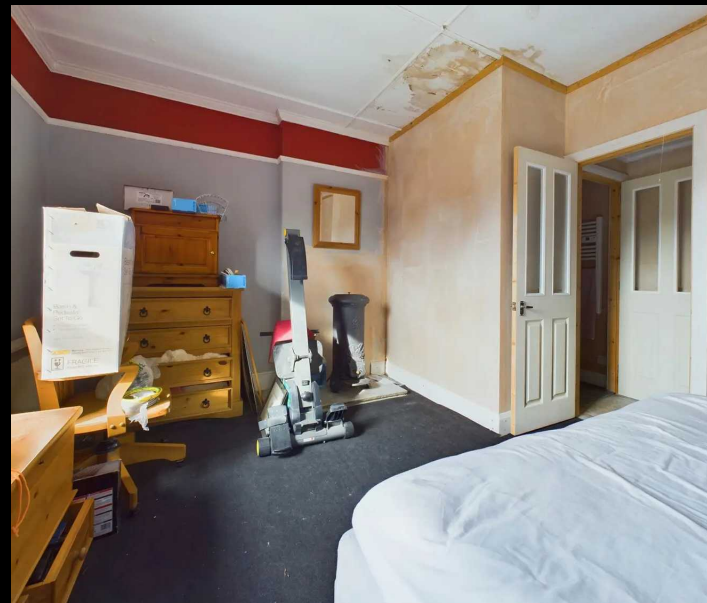
Landing

(2.83m x 0.88m) + (0.94 x 1.01) The landing provides access to both bedrooms and the bathroom. The landing also offers access to the loft space via a hatch with a pull down ladder. This is another area of the property where renovation works have been started, the walls and ceiling have been plastered and the space now benefits from spotlights.

Bedroom 1

14' 8" x 11' 11" (4.47m x 3.62m)

At the end of the landing is access to bedroom 1. Upon entering, you will find yourself in a spacious room with a uPVC window and fantastic views over the river and surrounding countryside. This room benefits from a large inbuilt storage cupboard, burner stove and ample space for free standing storage furniture.





Bathroom

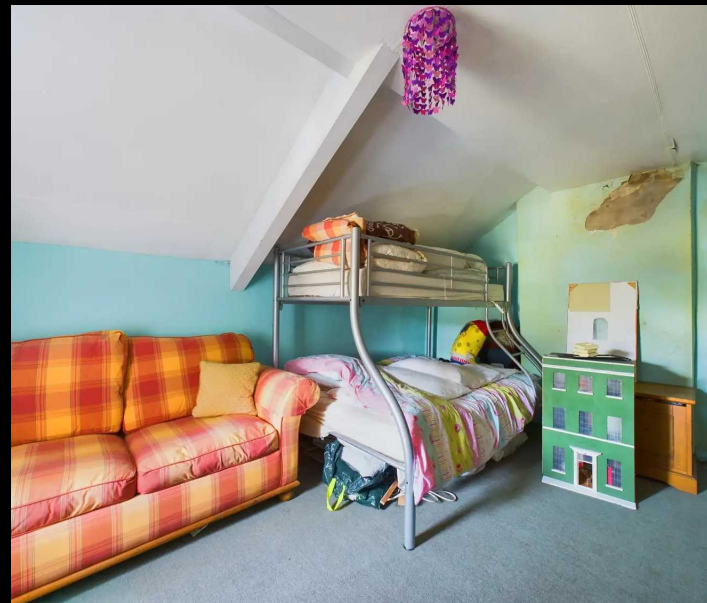
4' 11" x 5' 5" (1.49m x 1.64m)

The bathroom is the final area of the property where renovation has begun, with plastered walls and the installation of a 3 piece bathroom suite including WC, hand wash basin with under sink storage and a separate shower cubicle with electric shower. The room benefits from a fully tiled floor, heated towel rail and spotlights.

Bedroom 2

13' 1" x 11' 10" (3.99m x 3.60m)

Bedroom 2 is a generously proportioned double bedroom found at the rear of the property, it benefits from a uPVC window overlooking the rear courtyard, a large inbuilt storage cupboard and ample space for free standing storage furniture.





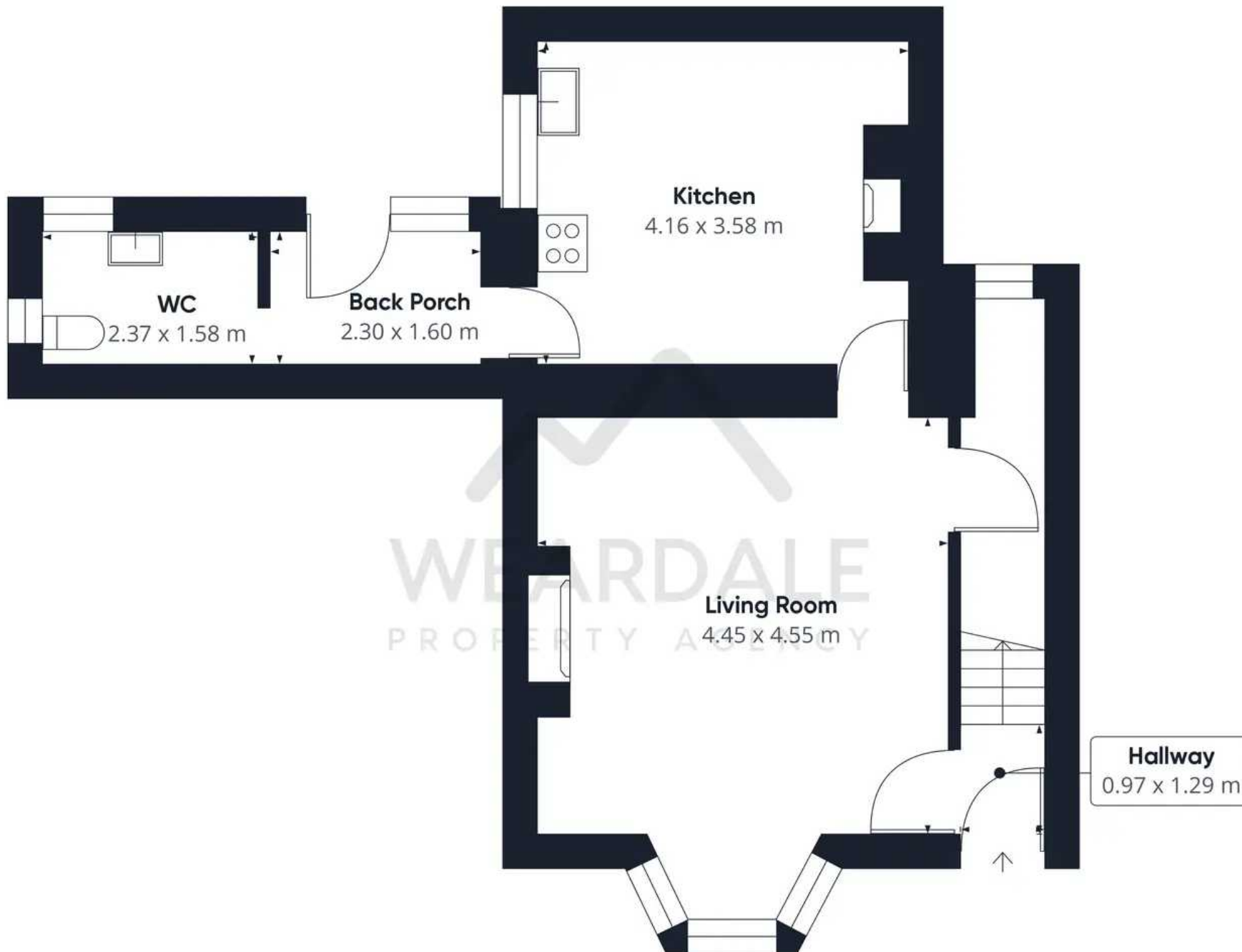
YARD

The rear courtyard is a fully enclosed space, with a stone wall boundary.

FRONT GARDEN

The property benefits from a south facing grassed area overlooking the River Wear. This would make an ideal spot for a seating area to enjoy the countryside views. A shed also provides space for outdoor storage.



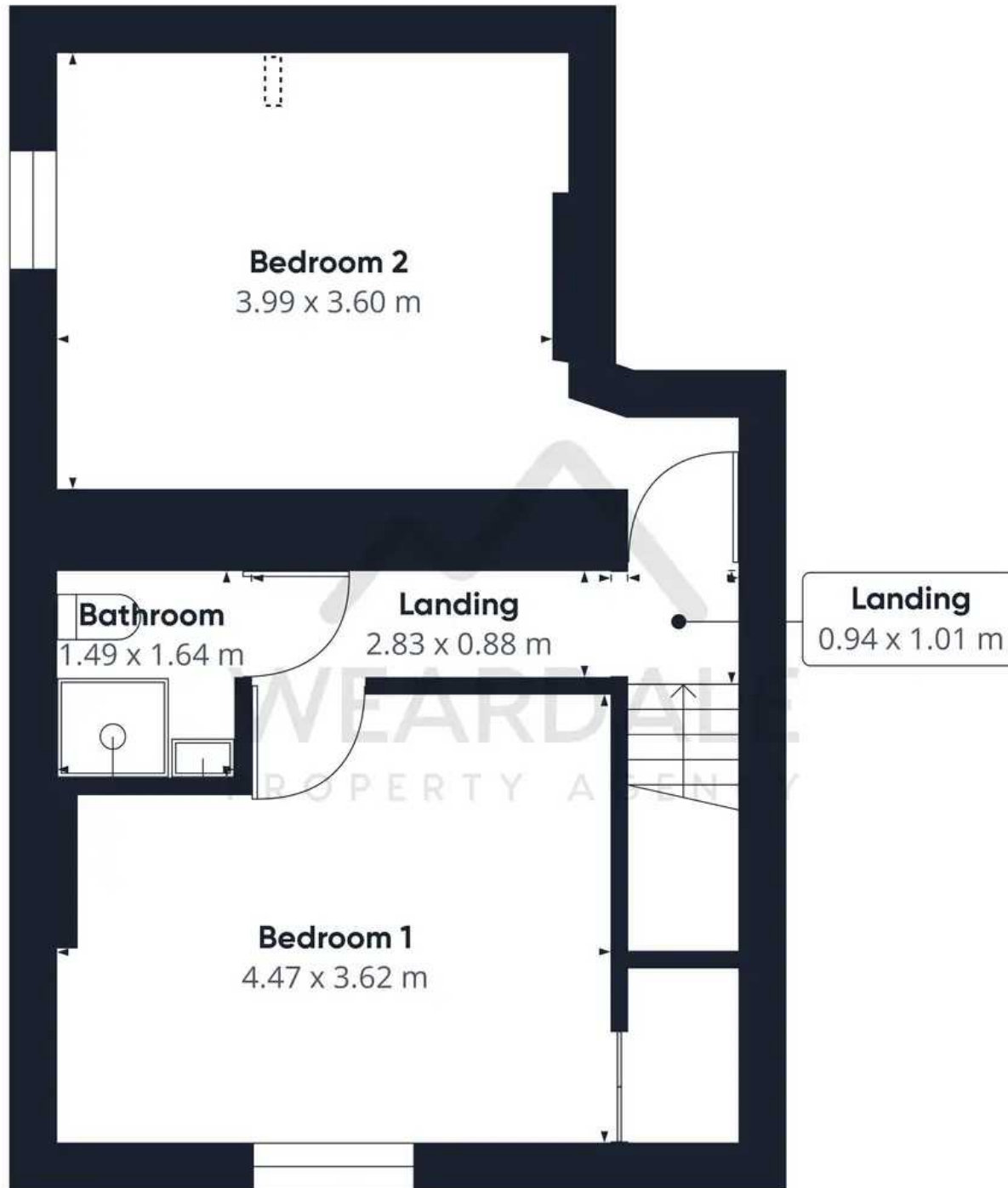


Approximate total area⁽¹⁾
50.12 m²

(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 1

Approximate total area⁽¹⁾

39.12 m²

Reduced headroom

0.05 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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.

