



Wheldon House

32 Front Street | Pelton | Chester le Street | County Durham | DH2 1LX

FINE & COUNTRY

# Step inside

## Wheldon House

Set across three floors, this six-bedroom home combines the warmth of a traditional cottage with smart, modern upgrades. Once a doctor's surgery, the house is full of character, with charming period features such as original servants' bells, woodblock flooring, and solid, well-proportioned rooms that create a sense of comfort and calm.

The ground floor offers a practical and homely layout with several reception rooms ideal for both everyday living and entertaining. The kitchen and breakfast room have been tastefully updated, blending modern convenience with a cosy, farmhouse atmosphere. Upstairs, six bedrooms provide ample space for family, guests, or working from home, supported by three modernised bathrooms and four WCs throughout the house.

The interiors have been thoughtfully updated over the years. All windows have been replaced with heritage-approved double-glazed units, a lift was installed for easy access between the ground and first floor, and insulation and Velux windows have been added in the loft. The result is a home that's full of charm, but also comfortable, practical, and ready to move straight into.

It's a solid, peaceful house that has hosted many family occasions and offered a calm retreat from the world - a place that simply feels like home as soon as you walk in.





# Seller Insight

“ When we first saw this property in 2012, we were immediately struck by its character and charm. Set right in the centre of the village, it had a welcoming feel and a sense of history. Previously a doctor's surgery, the house still had original features, including servants' bells and distinctive architectural details. It felt like a proper family home, and once inside, the privacy and peace were a real surprise given the central location.

Over the past thirteen years, we've made careful improvements that respect the building's heritage while bringing it up to modern standards. We replaced all windows with heritage-approved double glazing, upgraded the kitchen and bathrooms, re-laid the driveway, installed a lift, and added a summer house and garden office. These changes have made the house more comfortable and functional while keeping its original character.

One particularly special memory is of Pauline's father, who remembered visiting the surgery here as a child. Even later in life, he could vividly describe the rooms as they once were. It's that kind of personal connection that makes this house feel part of the community.

The garden has been one of our favourite parts of living here. We've hosted family gatherings, celebrations, and even community fundraising events. It's a private, quiet space with room to relax, work, or entertain. The garden office especially has been a real bonus for working from home.

The village itself is friendly and well-connected. Shops, takeaways, and a post-box are all within walking distance, and there's a strong sense of community. The local community centre is just around the corner and offers a wide range of activities. Transport links are excellent, with regular bus routes to Chester-le-Street, Newcastle, and Beamish. The A1(M) is nearby, and trains from Chester-le-Street can get you to London in under three hours.

We're only moving now to downsize ahead of retirement. What we'll miss most is the combination of space, privacy, and convenience. Most visitors are surprised at how much the house offers beyond the frontage. If we could take one thing with us, it would be the garden – a true retreat we've loved every season.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# Step outside

## Wheldon House

### Step Outside

Although centrally located within the village, the property offers excellent privacy once inside the gates. The front and side gardens are attractively planted, while the re-laid driveway provides parking for three vehicles behind secure gates.

To the rear, the private garden is a standout feature. It includes a summer house, low-maintenance artificial lawn, and mature planting that offers a quiet, enclosed feel. A separate purpose-built structure, originally designed as a spa pool, now serves as a fully functioning garden office - ideal for remote work, hobbies, or studio use.

Over the years, the garden has hosted both family celebrations and community fundraisers. It's a space that invites you to relax, entertain, or simply enjoy the peace. The setting feels far removed from the village centre, yet everything you need is just around the corner.

This is a rare opportunity to enjoy the charm of a period cottage-style home with generous space, modern touches, and a location that balances convenience with privacy.

### Location

Situated in the heart of Pelton village, this property enjoys a highly convenient yet surprisingly private setting. A short walk brings you to local shops, takeaways, a postbox, and the well-used community centre, while the nearby bus stops provide regular services to Chester-le-Street, Newcastle, Beamish, and beyond. Chester-le-Street's mainline railway station is just two miles away, offering direct connections to Durham, Newcastle, and London in under three hours. The A1(M) and A693 are both within easy

reach, ensuring excellent road access across the region. Despite the central location, the property is tucked away behind gates and mature planting, offering a peaceful environment with all the benefits of village life on the doorstep.

### Directions

Whatthreewords - [///rush.festivity.pints](http://rush.festivity.pints)

### Services, Utilities & Property Information:

Utilities - Mains electricity, and sewerage. Gas central heating.

Tenure - Freehold.

Property Type - Link-Detached.

Construction Type - Standard. Grade II Listed.

Council Tax - Durham. Band E

Parking - Private off road parking and double garage. (One Garage Used as Outdoor Kitchen/ Extra Utility Space).

Internet connection - Sky/BT is available.

Public and Private rights of way - there are no public rights of way over the property.

Viewing Arrangements - Strictly via the vendors sole agent at Fine & Country Durham on 0330 166 4646





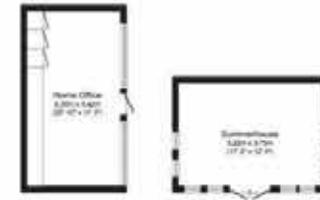
**Ground Floor**  
Floor area 153.0 sq.m. (1,647 sq.ft.)



**First Floor**  
Floor area 135.1 sq.m. (1,455 sq.ft.)



**Second Floor**  
Floor area 100.7 sq.m. (1,083 sq.ft.)



**Outbuilding**  
Floor area 41.3 sq.m. (445 sq.ft.)

**Total floor area: 430.1 sq.m. (4,629 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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