

STUART EDWARDS



Low Hedley Hope, Bishop Auckland DL13 4PR

- Converted Farm Building
 - Idyllic Location
 - 3 Reception Rooms
- Family Bathroom & 2 En-Suites
 - Ample Parking
- Completed in 2005
 - 4 Bedrooms
- Extensive Kitchen
 - Annex
- Landscaped Gardens

Offers In The Region Of £565,000





ACCOMMODATION

Rohan Cottage is a charming traditional stone built converted farm building situated in an idyllic location surrounded by open countryside.

Completed in 2005, the property provides versatile, well planned living accommodation throughout.

In addition there is a stone built two storey annex (former double garage) which is ostensibly converted to a residential Annex. Having an attractive approach with a shared central courtyard to the front the property is accessed via a hardwood, partially glazed entrance door. Upon entry the hallway has stripped oak flooring leading to a lounge with marble feature fire surround, dining room, extensively fitted kitchen with appliances, an impressive garden room, bedroom 2 with en-suite, bedroom 3 and family bathroom. To the first floor there is a master bedroom with en-suite and bedroom 4 with a range of fitted wardrobes.

The property has mains electricity and water. Oil central heating with radiators and private drainage.

AREA INFORMATION

Rohan Cottage is situated a short drive from the village of Lanchester a popular and thriving commuter village set amidst beautiful countryside of mainly pasture and woodland and a short distance from the North Pennines Area of Outstanding Natural Beauty. The Smallhope Burn, a tributary of the River Browney, runs through the Lanchester Valley. The local economy was mainly based on agriculture and the grandeur of its Church indicates that this has been an important religious centre since the Norman times. The old railway line, now known as the Lanchester Valley Walk, runs between Consett and Durham where it links at each end with a further network of other disused railways and tracks for walking and cycling. At the Consett end the footpath links to the C2C cycle route, an award-winning national cycle route stretching from Whitehaven and Workington in the north west of England to Sunderland and Tynemouth in the north east.

The traditional village offers a wide range of everyday amenities including a range of shops, small supermarket, farm shop, bank, pharmacy, post office, a selection of eateries and pubs, an active community centre and churches. The village green is frequently used for community events. Nearby Tow Law and Bishop Auckland offers additional shopping and recreational services while the historic cathedral city of Durham, which is very accessible, provides comprehensive professional, cultural, educational and recreational facilities. For schooling Lanchester offers primary and senior schools. There are also excellent private schools available nearby in Durham and Newcastle.

For the commuter, Lanchester is ideally placed for access to the major centres of the north east. The A68 provides access both north and south linking to both the motorway network and to the A69 for quick connection to Newcastle in the east and Carlisle in the west. The A691 offers quick access to Durham and Consett. The Gateshead Metro Centre, Newcastle International Airport, Newcastle and Durham Rail Stations are all extremely accessible, providing excellent transport links.

Approximate Mileages

Lanchester village centre 5.8 miles | Tow Law 2.9 miles | Bishop Auckland 11.3 miles | Durham City Centre 9.6 miles | Newcastle City Centre 19.5 miles | Newcastle International Airport 25.2 miles

HALLWAY

Oak effect tiled flooring, double radiator, single radiator, cupboard housing the central heating boiler, storage cupboard and natural wood staircase with balustrade and spindles leading to the first floor.

LOUNGE

18'9" x 13'3"

Marble feature fire surround with inset electric fire, two double radiators, two skylights and French doors leading to the patio area.

DINING ROOM

13'0" x 9'8"

Double radiator.

KITCHEN

11'4" x 14'0"

Extensive range of wall and floor units with marble worktops and inset one and a half bowl stainless steel sink and drainer unit. Integrated dishwasher, fridge/freezer, washing machine, electric double oven, ceramic hob and extractor canopy. Oak effect tiled flooring with underfloor heating and archway leading to the garden room.

GARDEN ROOM

18'8" x 13'7"

Ceramic tiled flooring with underfloor heating, double radiator, two wall light points and two sets of French doors.

BEDROOM 2

15'9" x 9'0"

Double radiator.

EN-SUITE

Low level wc, wash hand basin, shower cubicle with mains fed shower, fully tiled walls, ceramic tiled flooring and chrome heated towel rail.

BEDROOM 3

9'7" x 8'10"

Radiator and a range of fitted wardrobes.

FAMILY BATHROOM

Low level wc, wash hand basin, whirlpool bath, multi functional shower cubicle, feature tiled walls, ceramic tiled flooring with underfloor heating, two skylights and chrome heated towel rail.

FIRST FLOOR

MASTER BEDROOM

13'9" x 9'0"

Double radiator.

EN-SUITE

Low level wc, vanity unit with inset wash hand basin, shower cubicle, ceramic tiled flooring, feature tiled walls and extractor fan.

BEDROOM 4

9'6" x 9'2"

Radiator and a range of fitted wardrobes.

PAVILLION STYLE SUMMER HOUSE

14'0" x 21'0"

Fully insulated with double glazed windows and Veranda.



EXTERNALLY

To the front there's a gravelled area with ample off road parking and a detached stone building with retrospective planning permission. Landscaped gardens to the front. Whilst to the rear of the main house there's a productive orchard with a variety of apple, pear, cherry and plum trees with laid lawn area.

A well maintained terraced garden is landscaped to provide interest all year round and benefits from various lawn areas, elevated decked sun terrace and an abundance of mature shrubs, roses and perennial plantings. There is also a greenhouse.

STONE BUILT DETACHED BUILDING

Previously a double garage, this building now has retrospective approval for the change of use into an annex.

Configured over two floors: to the ground floor: open plan kitchen and living space with shower room leading off and to the first floor there is a bedroom and additional living space.

The property has Velux windows, power, lighting and electric heating.

This space could be used to generate an additional income stream or alternatively subject to necessary consents it has the potential for further ancillary accommodation depending on individual needs.

EPC INFORMATION

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0500-2837-0322-1120-3423>

TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

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THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

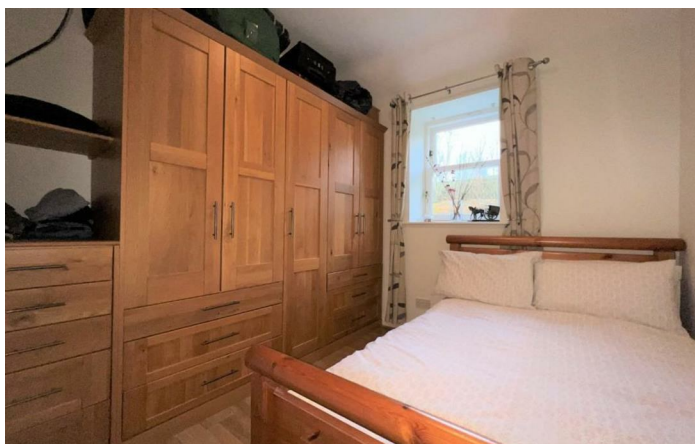
THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: D
EPC Rating: E



Ground Floor
Approx. 100.8 sq. metres (1085.0 sq. feet)



First Floor
Approx. 20.9 sq. metres (225.1 sq. feet)



Total area: approx. 121.7 sq. metres (1310.1 sq. feet)

1 & 2 Blue Coat Buildings, Claypath,
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.