



West End, Witton Le Wear, DL14 0BL  
3 Bed - Cottage - Terraced  
£200,000

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# West End Witton Le Wear, DL14 0BL

Robinsons are delighted to offer for sale this stunning period property situated on the outskirts of the ever-popular Witton le Wear. The property has been extensively yet sympathetically restored throughout including an Orangery with terraced balcony and modern kitchen and bathroom. A separate parcel of land to the rear is a useful addition and takes full advantage of the views over the hills and beyond.

Witton le Wear boasts an excellent range of local amenities including pubs, a primary school and community centre and it is surrounded by attractive walks and bridleways, as well as being close to Hamsterley Forest and the historic Weardale Railway with its local station in the centre of the village. The neighbouring towns Bishop Auckland, Crook and Wolsingham provide further access to supermarkets, high street stores, healthcare facilities, restaurants and secondary schools and the new Tindale Retail Park is only a ten-minute car ride away. The location is also ideal for the equestrian fans with livery facilities close by to the rear of the property. For commuters the A68 is close by giving access to major road links and the Durham Dales.

The home is warmed via oil central heating with recently refitted combi boiler and has a Multi fuel burning stove in the lounge. Accommodation is set over three floors and briefly comprises: entrance lobby, hallway, lounge, modern fitted kitchen opening out onto a beautiful orangery and with balcony with views to the ground floor. The lower ground floor is accessed from the orangery via a spiral staircase where there is a double bedroom, utility, and cloakroom. To the first floor are two double bedrooms and a luxurious bathroom suite. Externally to the rear the property there is a wraparound terraced balcony with sweeping views over the countryside and steps leading down to a paved patio area and parking bay. Additionally there is a further piece of land accessed via a service lane.

Energy Efficiency Rating D | Council Tax Band B | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111













## GROUND FLOOR

### Entrance Porch

Entered via a uPVC door from the front and with uPVC double glazed window and with door to the hallway.

### Hallway

With stairs to the first floor.

### Lounge

14'8" x 12'2" (4.49 x 3.71 )

With feature inglenook housing multi fuel effect Stove effect electric fire. uPVC bay window to the front and wood effect laminate flooring.

### Breakfasting/ Kitchen

17'4" x 7'1" (5.30 x 2.16)

Fitted with a range of modern wall and base units having contrasting work surfaces incorporating and single drainer sink unit with spray/mixer tap, induction hob with extractor hood, eye level oven and microwave space for fridge/freezer and dishwasher, tiled splash backs and laminate flooring.

### Orangery

9'7" x 9'3" (2.93 x 2.82)

A truly gorgeous, light and bright room which has uPVC windows and patio doors leading onto a terraced balcony designed to take full advantage of the countryside views to the rear. A cast iron spiral staircase leads to the lower ground floor.

## LOWER GROUND FLOOR

### Utility

12'4" x 8'6" (3.77 x 2.60)

Fitted with base units having solid oak work tops and having space for an automatic washing machine and tumble dryer and uPVC Window and door to the rear.

### WC

Fitted with a low level WC and wash basin set into a vanity unit, tiled splash backs and extractor fan

### Bedroom 3

16'0" x 6'6" (4.88 x 1.99)

With uPVC double glazed window to the rear and spotlights to the ceiling.

## FIRST FLOOR

### Landing

### Bedroom 1

10'11" x 9'4" (3.35 x 2.87 )

With built in wardrobes and uPVC double glazed windows to the front.

### Bedroom 2

12'7" x 7'4" (3.85 x 2.24 )

A decent sized double room with uPVC double glazed window offering views to the rear.

### Bathroom

Fitted with a three piece suite comprising large, tiled panelled bath with mains fed rainfall shower over , waterfall tap and glass shower screen, counter top basin set onto solid oak mounting, back to wall WC, fully tiled walls, Bluetooth wall mirror with demist setting and inset lighting, led ceiling lighting and uPVC double glazed window to the rear overlooking the open countryside.

## EXTERNAL

Externally there is a private patio area ideal for outdoor furniture, along with a wrap around balcony accessed on the first floor with uninterrupted countryside views. There is a shared parking area offering off street parking and separate garden accessed further down the farm track.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broadband: Basic 28Mbps

Mobile Signal/Coverage: Average

Tenure Freehold

Council Tax: Durham County Council, Band B- Approx. £1714 (min)

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

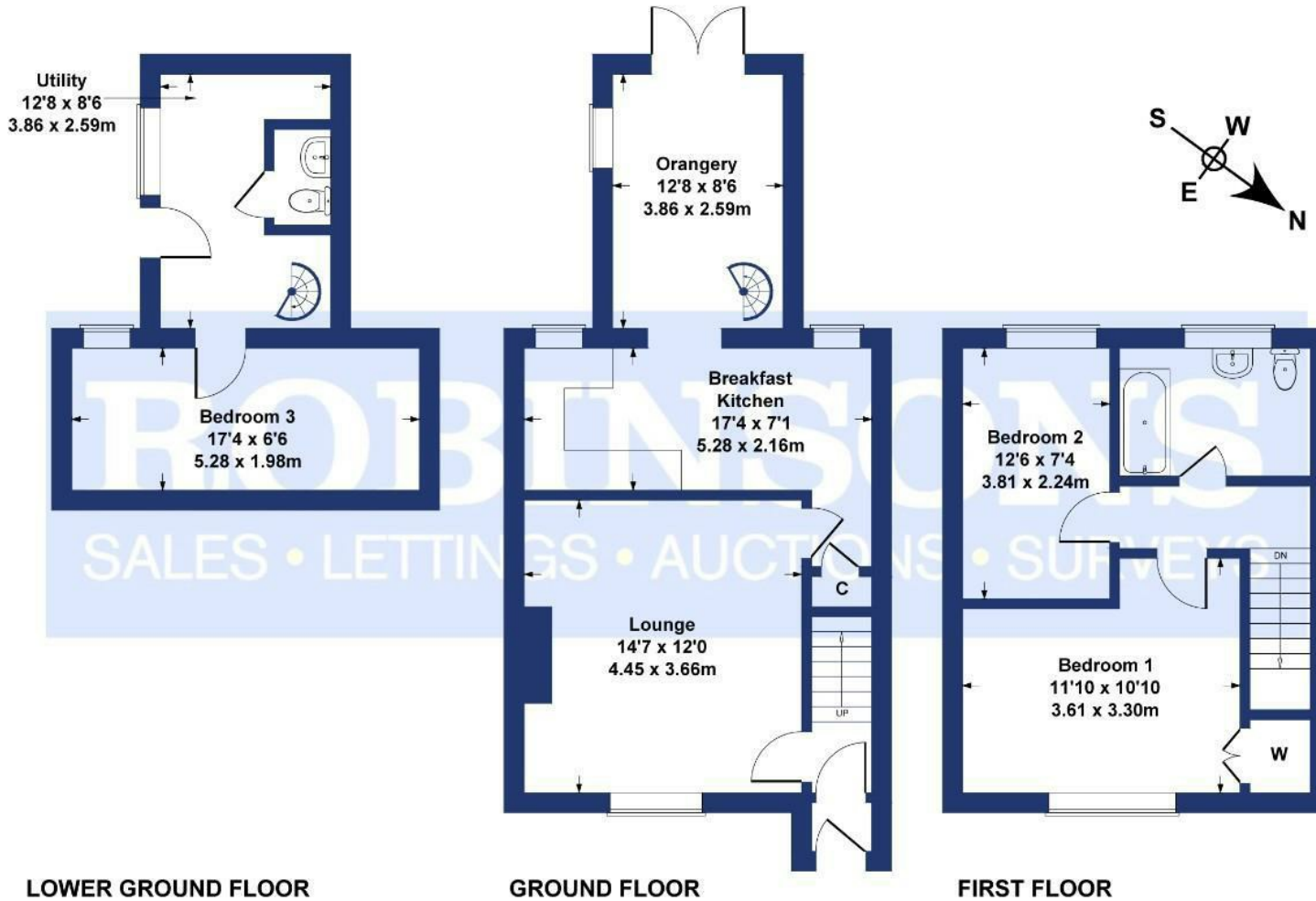






## West End

Approximate Gross Internal Area  
1132 sq ft - 105 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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