



Cemetery Road, Witton Le Wear, DL14 0AR
2 Bed - Cottage - Detached
£200,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Cemetery Road Witton Le Wear, DL14 0AR

* NO FORWARD CHAIN * RECENTLY REFURBISHED *

Robinsons are delighted to bring to the market this charming two-bedroom stone-built cottage, offered with no onward chain and situated in the highly sought-after village of Witton Le Wear. The property has recently undergone an extensive programme of refurbishment, carefully retaining its characterful cottage features, including solid wood flooring and internal doors, exposed beams, and a cosy log-burning stove.

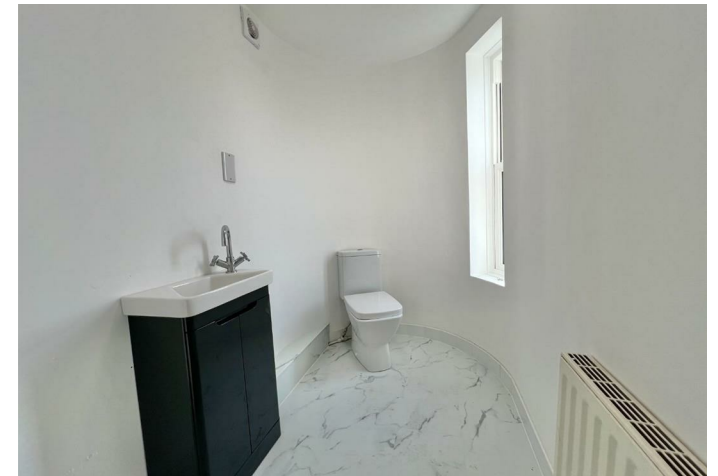
The accommodation briefly comprises: a welcoming entrance hallway with access to a cloakroom/WC. A beautifully presented open-plan reception room provides an ideal space for both living and dining, featuring an open staircase to the first floor, log-burning stove, and windows to the front and side aspects. The kitchen is fitted with a contemporary range of wall, base, and drawer units, along with integrated appliances including fridge/freezer, washing machine, dishwasher, oven, and hob with extractor fan.

To the first floor are two generously sized bedrooms. The principal bedroom benefits from an en-suite shower room and French doors opening out onto a private balcony. Completing the accommodation is a stylish bathroom fitted with a bath and mains shower over with screen, wash hand basin, and WC.

Externally, the property enjoys a pleasant paved patio with ample space for outdoor seating, along with off-street parking and discreet areas for bin and LPG bottle storage.

Witton Le Wear is a highly desirable and picturesque village, well placed for access to Weardale, Crook, Bishop Auckland, and surrounding towns. The village also offers two pubs and scenic surroundings.

Contact Robinsons for further information or to arrange an internal viewing.













Agent Notes

Council Tax: Durham County Council, Band C £2268.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Not mains - LPG

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – LPG Gas Central Heating

EPC- G

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – being applied for N/A

Rights & Easements – None known.

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – No

Planning Permission – n/a

Accessibility/Adaptations – n/a

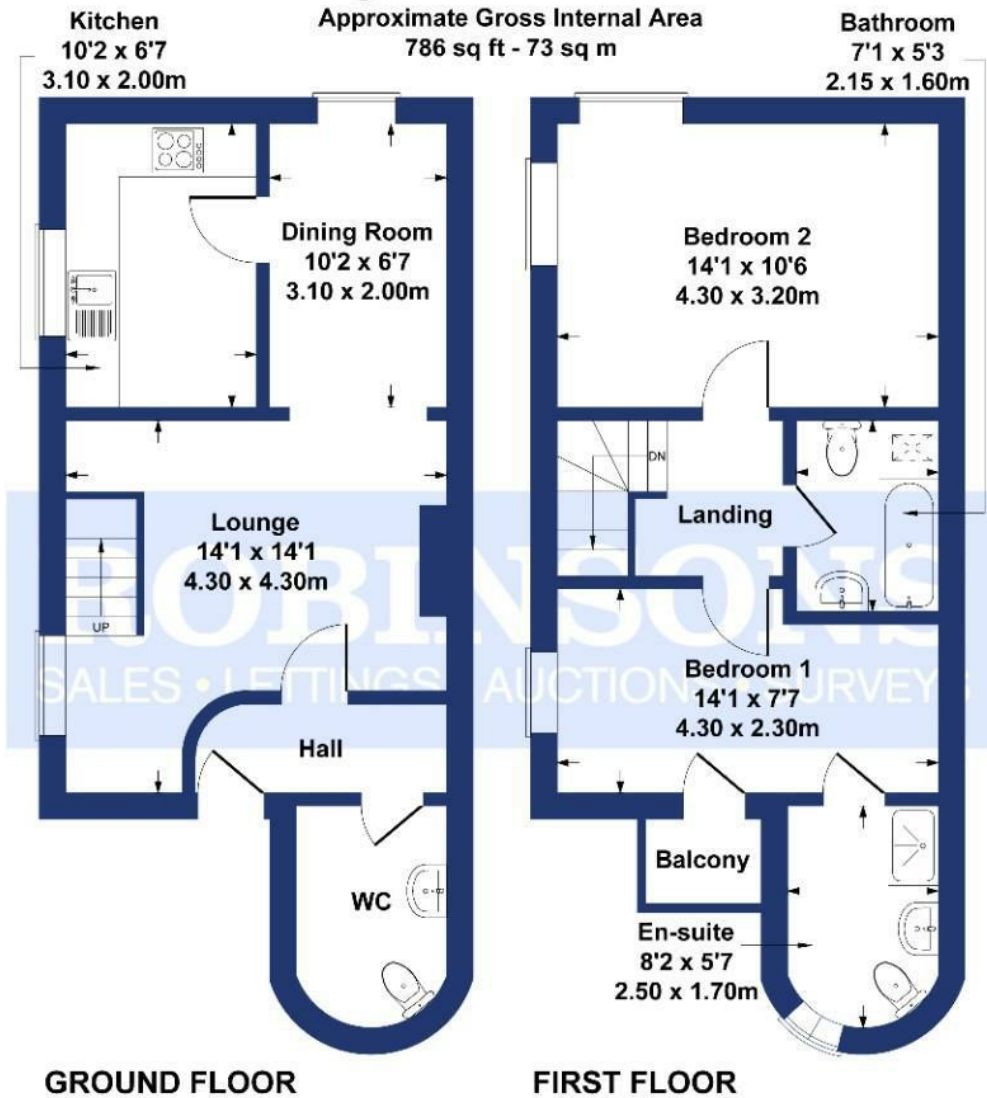
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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GROUND FLOOR

FIRST FLOOR

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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