



Auton Stile, Bearpark, DH7 7AA  
2 Bed - Bungalow - Detached  
O.I.R.O £299,950

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# Auton Stile

## Bearpark, DH7 7AA

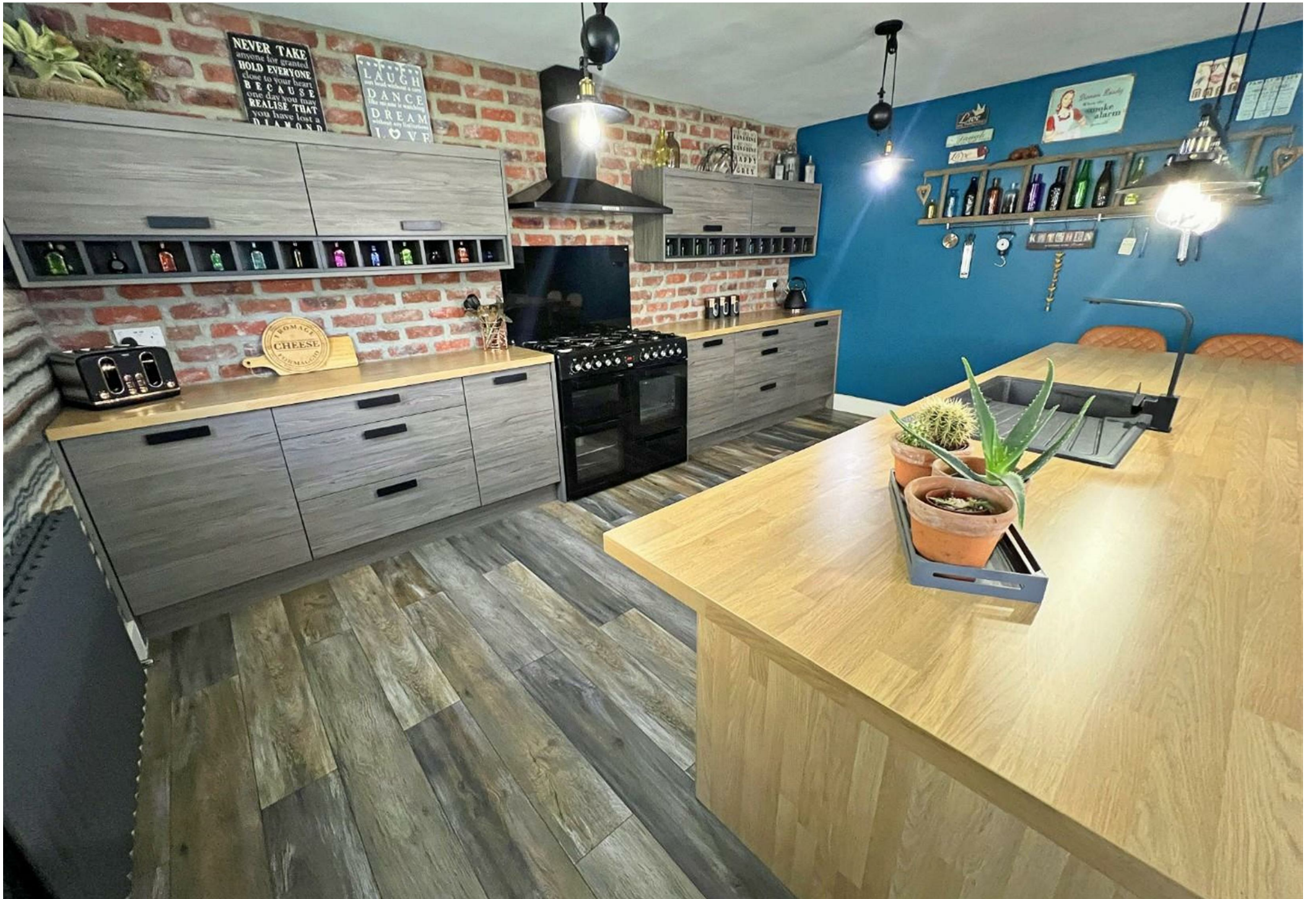
Stunning Unique Home \*\* Upgraded Throughout \*\* Semi Rural Setting \*\* Sunny & Private Rear Aspect \*\* Outskirts of Durham City \*\* Close to Walking & Cycling Routes \*\* Good Road Links \*\* Upvc Double Glazing & GCH \*\* Modern Open Plan Living \*\* En-Suite Shower Room/WC \*\* Ample Off Street Parking \*\* Must Be Viewed \*\*

The stunning open aspect floor plan comprises: inviting entrance hallway, useful utility room, living has a feature multi fuel burner, the dining area has bi-fold doors opening onto the decked patio area, whilst the kitchen breakfast area has a range of integral appliances. A inner hallway provides access to the a double guest bedroom, sumptuous bathroom/WC and the master bedrooms with walk-in wardrobe and en-suite shower room/WC. Outside the property is setback and occupies a quiet and private position. There is ample off street parking to the front, whilst the enclosed rear garden enjoys a high degree of privacy and sunny aspect.

This property is close to countryside, fields, walking and cycling trails, whilst only being a short distance to the east of Durham City itself. The nearby A167 provides access throughout the area, as well as the train station within the centre of Durham, providing intercity rail links throughout the country. Seldom does the opportunity arise to acquire such a property and we would therefore strongly recommend any interested parties to arrange an early viewing













**Inviting Entrance Hallway**  
9'03 x 8'04 (2.82m x 2.54m)

**Utility Room**  
12'07 x 8'04 (3.84m x 2.54m)

**Stunning Open Plan Living Kitchen Diner**

**Living & Dining Area**  
23'11 x 23'04 (7.29m x 7.11m)

**Kitchen Breakfast Area**  
22'09 x 16'01 (6.93m x 4.90m)

**Inner Hall**

**Bedroom**  
11'11 x 9'11 (3.63m x 3.02m)

**Bathroom/WC**  
10'04 x 9'04 (3.15m x 2.84m)

**Master Bedroom**  
14'03 x 10'03 (4.34m x 3.12m)

**Walk-In Wardrobe**  
9'04 x 6'08 (2.84m x 2.03m)

**En-Suite Shower Room/WC**  
9'04 x 4'10 (2.84m x 1.47m)

**Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Unknown

Mobile Signal/Coverage: Unknown

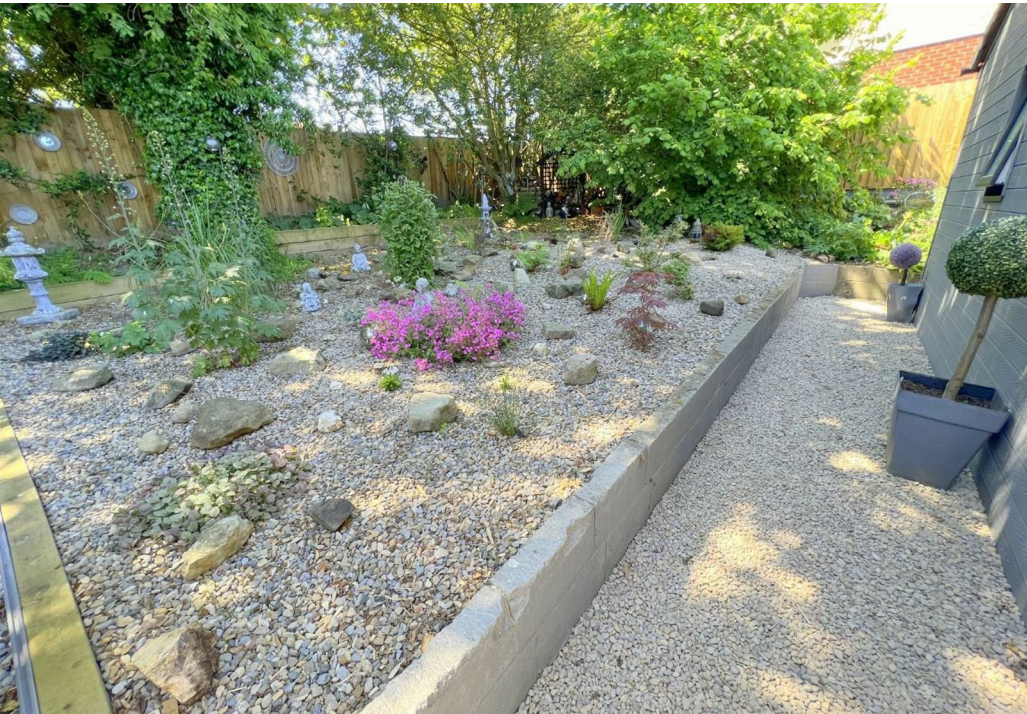
Planning Permission - We have been advised there is Planning Permission for a double garage.

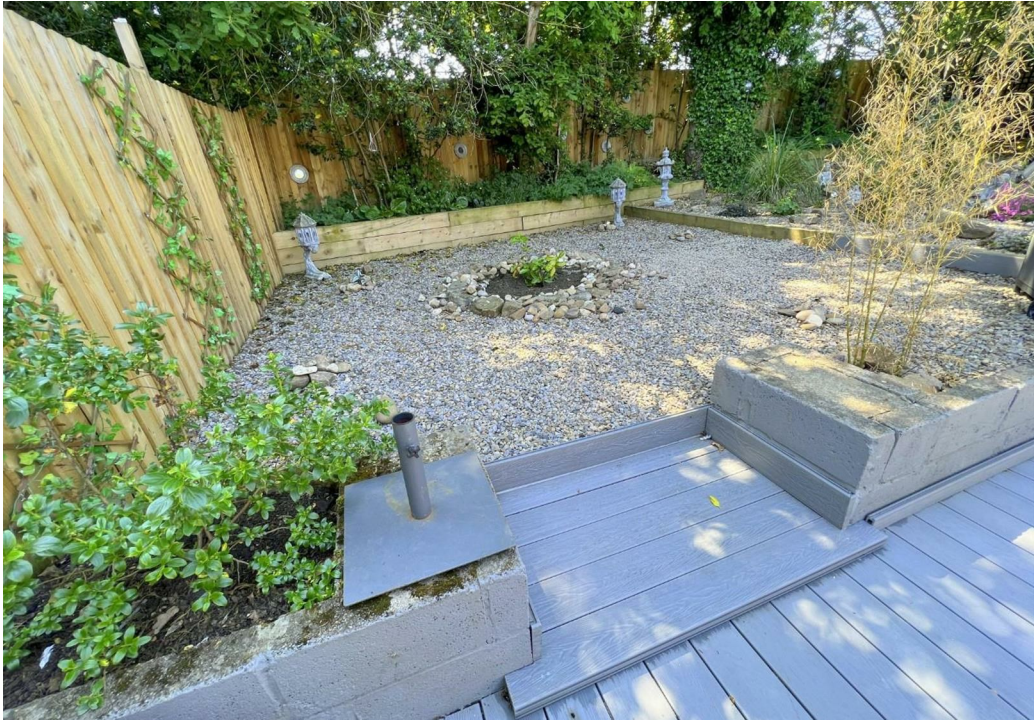
Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £1959 p.a

Energy Rating: E

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. Robnsons cannot accept liability for any information provided.







# St Edmunds Cottage

Approximate Gross Internal Area  
1673 sq ft - 155 sq m

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (82 plus) A                                 |  |                         |           |
| (61-81) B                                   |  |                         |           |
| (49-60) C                                   |  |                         |           |
| (35-48) D                                   |  | 48                      | 63        |
| (21-34) E                                   |  |                         |           |
| (11-20) F                                   |  |                         |           |
| (1-10) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



### 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. 2023

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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