



Bratch House, Rose Terrace, Waterhouses, DH7 9BB
3 Bed - House - End Terrace
O.I.R.O £385,000

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Bratch House, Rose Terrace Waterhouses, DH7 9BB

Bratch House is Set in Stunning Rural & Picturesque Surroundings ** Southerly Rear Aspect ** Full of Charm, Character & Features ** Seldom Available ** Large Woodland Style Gardens With Possible Stables/Workshop/Summer House ** Detached Double Garage ** Additional Parking Ideal For Motorhomes & Guests ** Well Presented & Extended ** LPG Gas Central Heating & Upvc Double Glazing ** Must Be Viewed **

The floor plan features an entrance vestibule leading to a welcoming hallway, a practical utility room, and a cloakroom/WC. The comfortable lounge boasts a charming feature fireplace, while an additional sitting room, complete with a feature fire and French doors, opens into a delightful garden room that overlooks the expansive gardens. The kitchen breakfast room is fitted with a sleek, modern range of units and also connects to the garden room via French doors. A rear hallway provides access to the side external, a pantry and the rear boot room, which leads directly to the garden. The first floor has three double bedrooms, one with vanity basin which is ideal for guests, a stunning bathroom with separate walk-in shower. There is also fixed stair access which leads to the fully boarded attic space.

Outside, the property is surrounded by stunning woodland-style gardens, offering breath-taking scenery and picturesque views. The rear garden enjoys a desirable southerly aspect and the paddock area, approx. 0.57 acres includes a versatile outbuilding which has been used as two stables and tack room, but also could make a workshop, or a summer house. Parking is available on the spacious driveway, which can accommodate multiple vehicles, including a motorhome. Additionally, there is a detached double garage.













Location

Waterhouses is a charming and well-connected village on the outskirts of Durham City, ideal for those seeking a peaceful countryside lifestyle with easy access to modern amenities. A short distance away, is the neighbouring village of Esh Winning, offering essential services, including local shops, two schools, a doctor's surgery, and dentist, ensuring residents have access to daily necessities and healthcare. For a wider range of shopping, dining, and entertainment options, the historic city of Durham is only a short drive away, providing excellent retail centres, restaurants, and cultural attractions.

The village is excellent for nature lovers, who will appreciate the beautiful surrounding countryside, offering scenic walking and cycling routes, perfect for outdoor enthusiasts.

Waterhouses also benefits from excellent transport links. The A690 and A1 are easily accessible, allowing quick travel to Durham, Newcastle, and Sunderland. A Bus service connects the village to Durham Station and nearby areas, making commuting straightforward for those working or studying in the city. With its blend of rural charm, modern conveniences, and strong transport connections, Waterhouses presents an appealing option for homebuyers looking for a balanced lifestyle.

Entrance Vestibule

Hallway

Utility Room

6'1 x 5'5 (1.85m x 1.65m)

W C

Lounge

15'0 x 13'11 (4.57m x 4.24m)

Sitting Room

15'0 x 14'11 (4.57m x 4.55m)

Garden Room

22'1 x 9'2 (6.73m x 2.79m)

Kitchen Breakfast Room

15'0 x 13'9 (4.57m x 4.19m)

Rear Hall

Pantry

Boot Room

11'6 x 6'0 (3.51m x 1.83m)

FIRST FLOOR

Bedroom

15'4 x 15'0 (4.67m x 4.57m)

Bedroom

15'0 x 13'7 (4.57m x 4.14m)

Bedroom

14'2 x 10'10 (4.32m x 3.30m)

Bathroom/WC

13'0 x 5'8 (3.96m x 1.73m)

SECOND FLOOR

Attic

16'4 x 13'3 (4.98m x 4.04m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: LPG Gas Central Heating

Broadband: up to Super Fast Full Fibre approx. 150mb Download

Mobile Signal/Coverage: Average

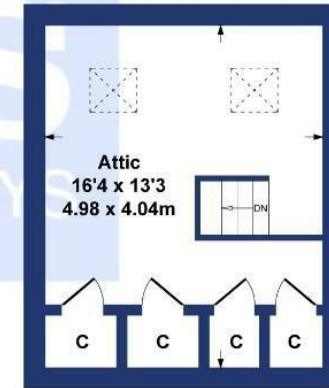
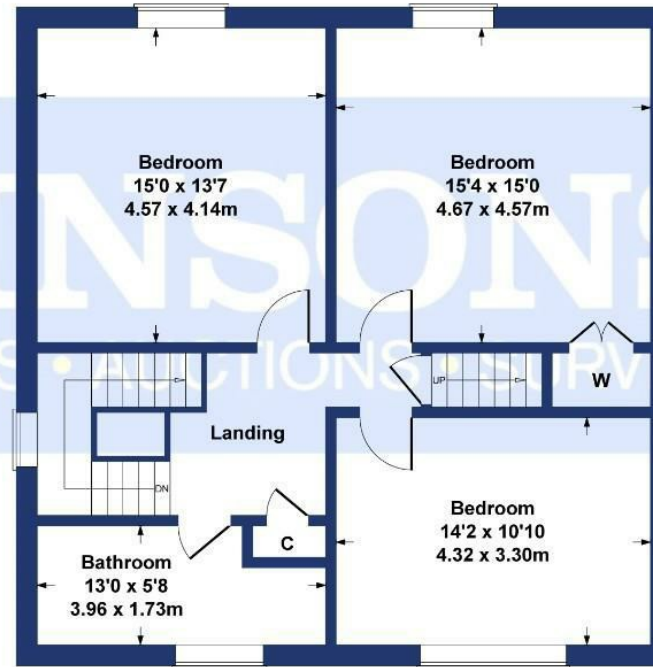
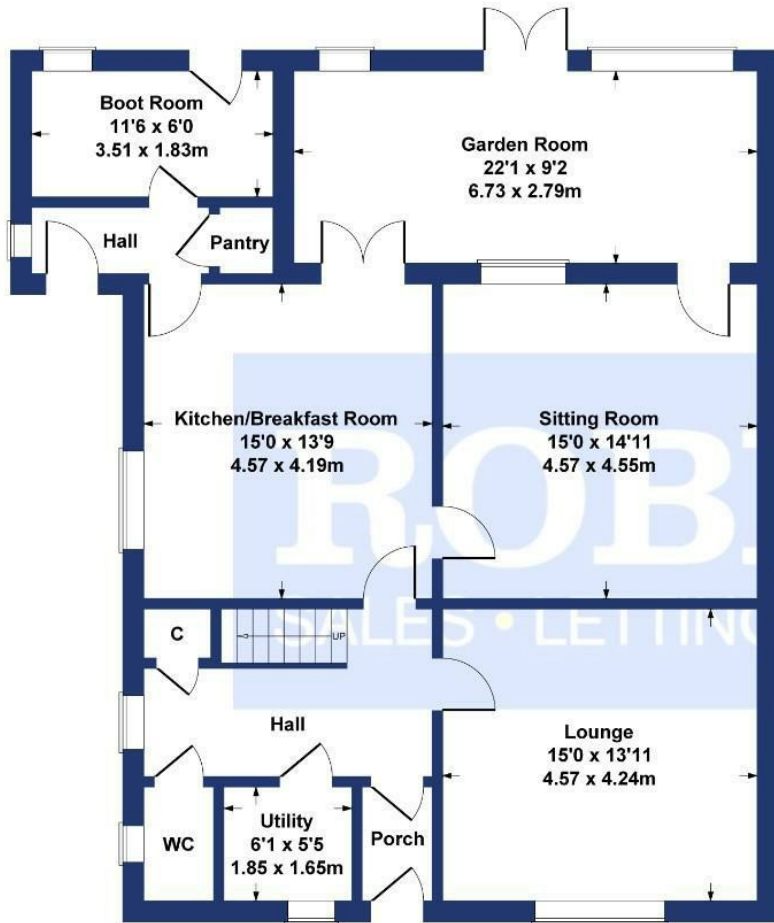




Bratch House

Approximate Gross Internal Area
2286 sq ft - 212 sq m

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	



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

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









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