



East End, Wolsingham, DL13 3EB  
4 Bed - House - Detached  
£349,950

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## East End Wolsingham, DL13 3EB

\* LARGE FAMILY HOME \* DOUBLE STOREY OUTBUILDINGS \* GARAGE/WORKSHOP & GAMES ROOM \* PARKING FOR MULTIPLE VEHICLES \* LOCATED IN THE CENTRE OF WOLSINGHAM \* VIEWING HIGHLY RECOMMENDED \*

We are excited to offer to the market this impressive four bedroom detached house which is located in the centre of the popular village of Wolsingham. The property has parking for multiple vehicles, a double storey outbuilding which has two garages/workshop and an upper floor which is currently being used as a games room, and a private garden area. The house has spacious accommodation throughout, including two good size reception rooms, it is warmed by a gas combination boiler and has double glazed windows.

The internal accommodation comprises; entrance vestibule, dining room with ample space for table, archway leading to the lounge which has a open fire and window to the front aspect. Kitchen/dining room which has a range of wall, base and drawer units with space for appliances and dining table, useful utility room and cloakroom/WC.

To the first floor there are four generous size bedrooms, the fourth bedroom is accessed via the third bedroom and would also be suitable for an office. To conclude the accommodation there is a bathroom with three piece suite.

Outside the house benefits from ample off road parking for multiple vehicles, including a block paved driveway to the front which leads to gates opening to a garden with further parking, lawned area and a paved patio area.

The outbuildings are a fantastic asset to this house and may have potential for further development to create a separate dwelling (with the correct planning and consent). Currently there are two good size garage/workshops both having power and lighting and one having a car inspection pit, and a staircase leads to the upper floor which is currently being used as a games room but would have potential for many other purposes.













### Location

The house is well positioned in Wolsingham being within strolling distance to the village amenities which include a grocery store, butchers, tea room and café. Wolsingham has a primary and secondary school and doctors surgery. It is on a regular bus route and gives access to surrounding villages and towns including Stanhope and Crook which has a wider range of shopping facilities.

### Viewing

Viewings are highly recommended to fully appreciate this property, please contact Robinsons to arrange yours.

### Agents Notes

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham County Council Tax:

Not Found

Broadband

Basic

2 Mbps

Superfast

80 Mbps

Mobile Signal: Average/Good

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 and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



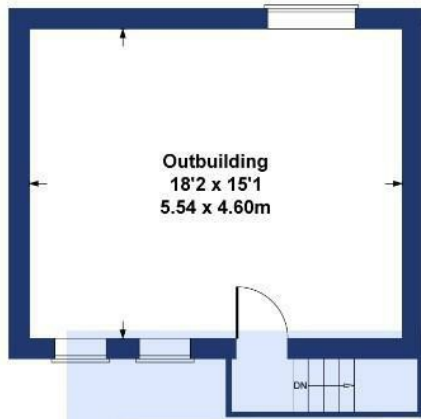




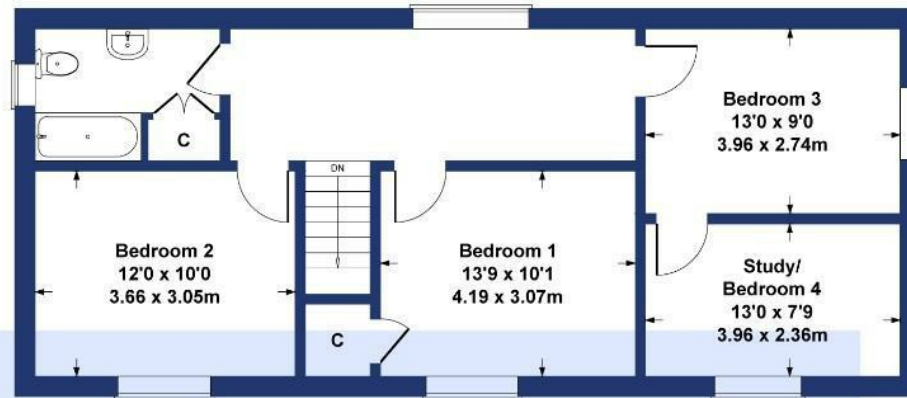
# East End Wolsingham

Approximate Gross Internal Area  
2305 sq ft - 214 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	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	



FIRST FLOOR (OUTBUILDING)



FIRST FLOOR



GROUND FLOOR (OUTBUILDING)



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



Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
[info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

