



, Stanhope, DL13 2PQ  
5 Bed - House - Detached  
£465,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

## Stanhope, DL13 2PQ

\* LARGE FAMILY HOME \* SPACIOUS LIVING ACCOMODATION \* AMPLE OFF ROAD PARKING AND GARAGE/WORKSHOP \* COUNTRYSIDE VIEWS \* PRIVATE GARDEN \* VIEWING HIGHLY RECOMMENDED \*

Softly Cottage lies at the bottom of Softly Bank in beautiful Weardale. A stunning five bedroom detached Cottage located near the charming market town of Stanhope. The property is warmed by solid fuel heating and has a fresh water supplied via its own well and also it's own septic tank for sewerage. Fully double glazed and offering 360\* insulation ensuring that it is both energy efficient and comfortable all year round.

The internal accommodation comprises; entrance porch which leads to the hallway which has a storage cupboard. The hallway gives access to the office and the lounge is particularly noteworthy for its multi fuel stove, fire place, open stairs and large bay window. The staircase from the lounge leads to a section of the first floor which has two double bedrooms and a bathroom with three piece suite.

From the main hallway a door then gives access to the kitchen/dining room which is extensively fitted with a range of wall, base and drawer units with space for appliances including an 'Aga' and space for dining table. French doors lead to the sun room which is the perfect spot to relax and take in the beautiful views of the surrounding Weardale countryside. From the kitchen an inner hallway gives access to a further bathroom, dining room and a large double bedroom.

To conclude the internal accommodation there is a staircase from the inner hallway which gives access to two double bedrooms, both having en-suite shower rooms.













### Outside

The property sits on a generous size plot with a large gravelled driveway which allows parking for multiple cars and leads to a spacious garage/workshop which has parking for approximately three vehicles and there is an additional first floor storage area. The property is surrounded by mature plants and borders. At the rear of the house there is a private, secluded garden which has its own water supply with fresh water pond and summer house. This private oasis offers a high degree of seclusion, making it the perfect place to unwind and enjoy some peace and quiet or for those who enjoy gardening.

### Location

The property is located just outside the village of Stanhope which has a range of day to day facilities including doctor and dental surgeries, primary school, petrol station, public houses and a number of other local businesses including grocers butchers, Post Office, hairdressers, beauticians, quality gift shops and many more. Stanhope has a primary school, Wolsingham a short drive away has a secondary school. The village is surrounded by an abundance of stunning countryside views and walks.

The close by market towns of Consett and Bishop Auckland are accessed in less than 30 minutes by car (ideal for the commuter) and offer a more comprehensive range of facilities including supermarkets.

### Viewings

Viewings are strictly by appointment only, contact Robinsons to arrange yours.

### Agents Notes

Agents Notes

Electricity Supply: Mains

Water Supply: Fresh Water

Sewerage: Septic Tank

Heating: Solid fuel central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: C

Annual Price:

£1,959 (min)

Broadband

Basic

6 Mbps

Superfast

54 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.

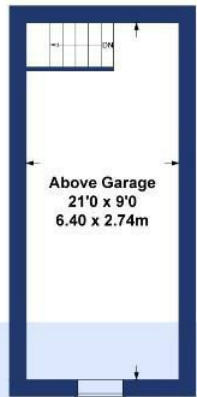




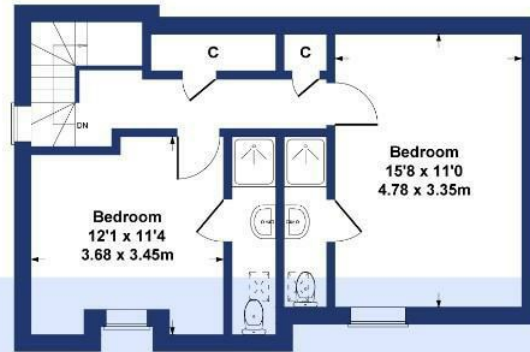
# Softley Cottage, Stanhope

Approximate Gross Internal Area  
3173 sq ft - 295 sq m

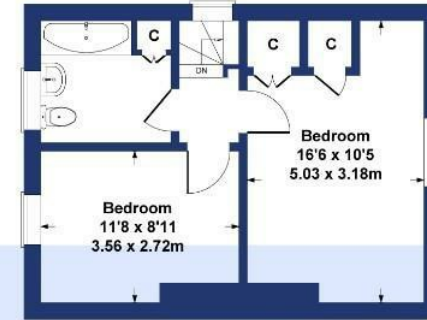
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		80
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



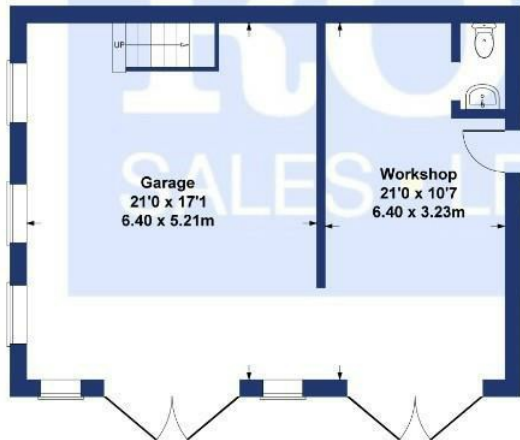
FIRST FLOOR



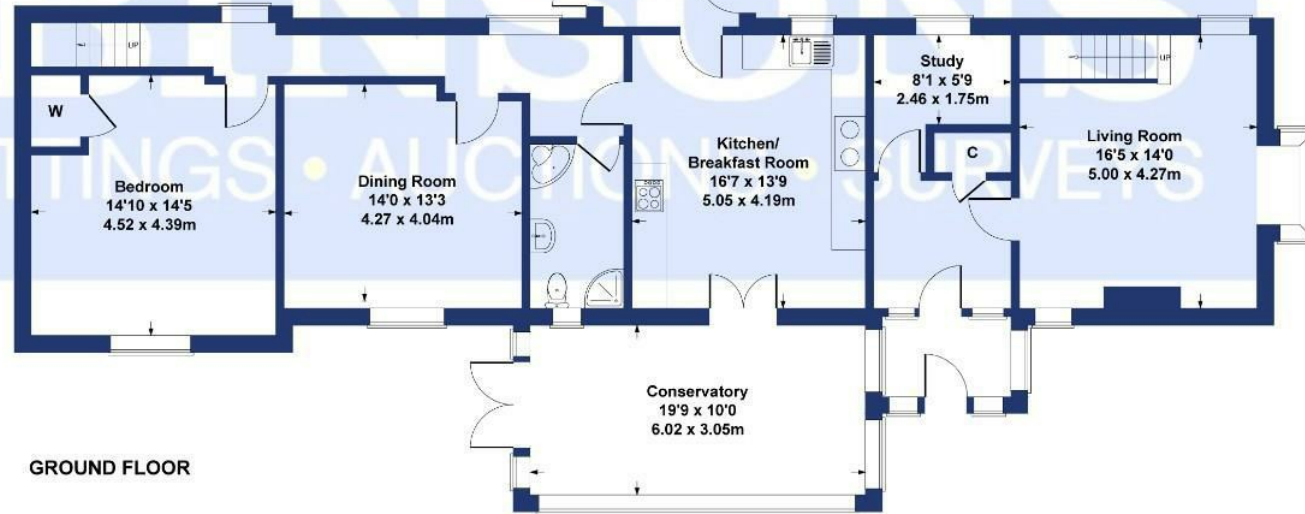
FIRST FLOOR



FIRST FLOOR



GARAGE/WORKSHOP GROUND FLOOR



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. Robynson can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynson 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)

