



Front Street, Frosterley, DL13 2QY  
3 Bed - Cottage - Semi Detached  
Offers In The Region Of £300,000

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



## Front Street Frosterley, DL13 2QY

\* WE ARE EXCITED TO BRING TO THE MARKET SOUTRE CROFT \* PERIOD PROPERTY BUILT IN APPROXIMATELY 1820'S \* NO FORWARD CHAIN \* LARGE ENCLOSED REAR GARDEN \* OFF ROAD PARKING, DRIVEWAY AND GARAGE \* OUTBUILDINGS WITH ELECTRIC SUPPLY \* SPACIOUS FAMILY HOME \* ATTRACTIVE FEATURES THROUGHOUT \* SOUGHT AFTER WEARDALE VILLAGE \* VIEWING HIGHLY RECOMMENDED \*

We are excited to bring to the sales market with the benefit of no onward chain this large three bedroom semi-detached house which has attractive features throughout and a large enclosed garden to the rear with garage and outbuildings. The property retains many of the original period features and benefits from being warmed by a gas combination boiler and has a multi fuel stove and three additional open fires, the windows are all double glazed.

The internal accommodation comprises of entrance vestibule with space for coat and boot storage. Hallway with staircase leading to the first floor landing with under stairs storage cupboard. Lounge with Bay window to the front aspect and open fire. The hallway also gives access to an office but would be ideal to use as a snug and also has an open fire. Open plan kitchen/dining room with a range of quality storage units with double 'Belfast' sink unit and space for appliances including Range cooker, fridge/freezer and washing machine and dishwasher, log burning stove, space for seating and dining area and French doors giving access to the garden.

To the first floor there are three double bedrooms all having ample wardrobe space, the main having a generous size en-suite bathroom with four piece suite, including a walk in shower enclosure and a freestanding roll top bath, under floor heating and boiler cupboard with storage space. To conclude the internal accommodation there is a shower room with under floor heating and walk in shower enclosure with mains waterfall shower above.























### OUTSIDE

The property has a large, enclosed garden to the rear which is approximately 45 metres in length and has off road parking and garage with driveway which is very rare to find in a Weardale village. The garden has patio areas, lawn area and mature shrubs and hedges. There are several outhouses alongside the garage which include a workshop, two offices, and a timber built garden bar which all have water and electric supply.

### LOCATION

The property is well positioned in the popular village of Frosterley in Weardale and is surrounded by an abundance of countryside views and walks, including the river Wear which is approximately a five minute walk away and has beautiful countryside views. The village has a primary school, grocery store, and a local country pub. It is on a regular bus route giving access to neighbouring towns and villages including, Stanhope, Wolsingham and Crook which has a wider range of amenities. Occasionally there is a train that runs from Stanhope to Bishop Auckland.

### VIEWINGS

Viewings comes highly recommended and are strictly by appointment only and will be direct with the seller to give all prospective buyers full opportunity to ask more intimate questions about the property. It is very likely the property will be sold quickly due its rare features and size and therefore we suggest any interested party to contact Robinsons at your earliest convenience to arrange your viewing.

### Agents Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating

Tenure: Freehold  
EPC Rating: D

Council Tax Band: C  
Annual Price:  
£1,959 (min)

Broadband  
Basic  
19 Mbps  
Superfast  
80 Mbps

Mobile Signal: Poor/Average

### 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.





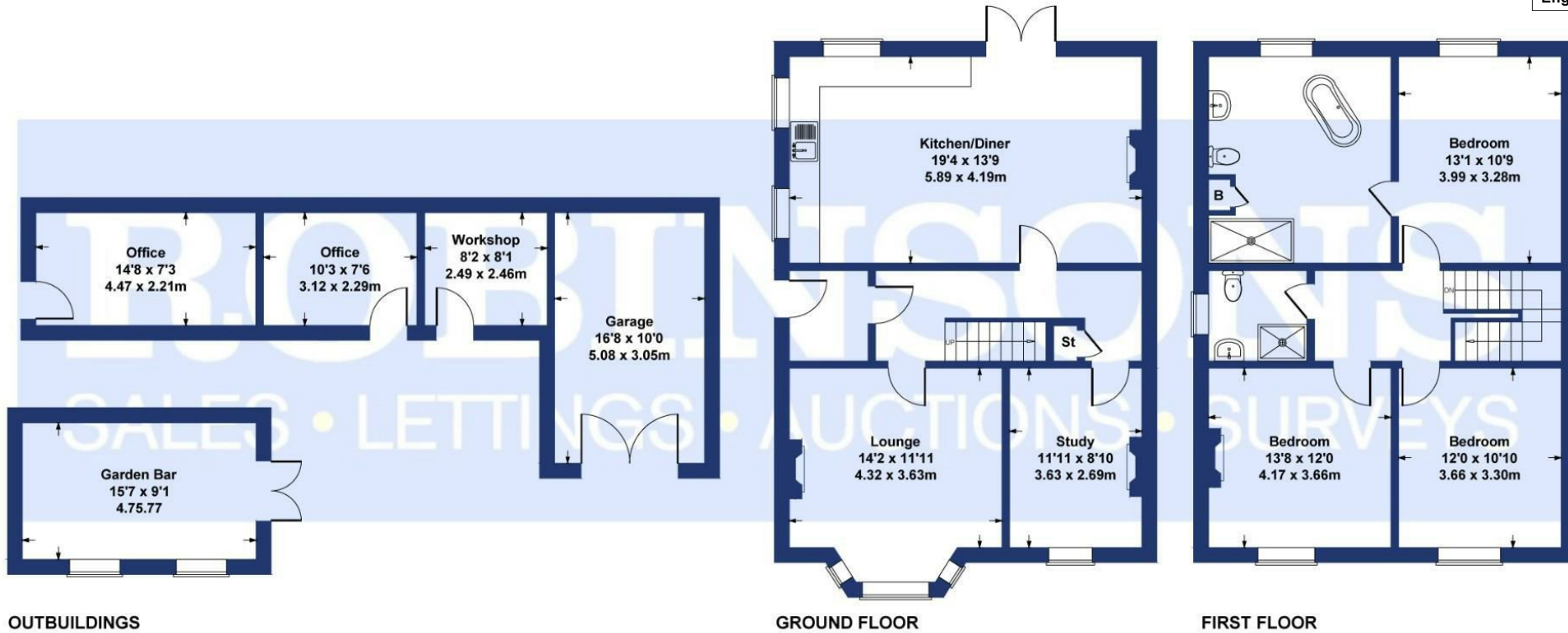




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

## Front Street Frosterley

Approximate Gross Internal Area  
2118 sq ft - 197 sq m



### 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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