



Hood Street, St. Johns Chapel, DL13 1QL
4 Bed - House - Semi-Detached
Offers Over £299,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Hood Street St. Johns Chapel, DL13 1QL

* CONVERTED METHODIST CHAPEL * IMPRESSIVE FEATURES THROUGHOUT * FINISHED TO A HIGH STANDARD * STONE BUILT * OFF ROAD PARKING AND REAR GARDEN * POPULAR WEARDALE VILLAGE * VIEWING HIGHLY RECOMMENDED *

We have the pleasure of bringing to the sales market this truly impressive three/four bedroom semi-detached house which has been fully renovated and was previously a Methodist chapel. The property has kept some original features including high ceilings throughout and large picture window to the front aspect. The house is now warmed by air source heat pump and has underfloor heating throughout. The property should prove to be a fantastic family home or a great purchase for those looking for a holiday home in the area.

Entrance hallway which is shared with the neighbouring property which is also offered for sale and can be purchased. Inner hallway with staircase to the first floor landing. Impressive kitchen with a range of contemporary wall, base and drawer units with matching breakfast bar with under worktop storage, built in appliances included. Two large reception rooms, one of those could be used as a fourth bedroom, utility room and cloakroom/WC.

To the first floor there are three bedrooms, two of those being generous size doubles. A family bathroom which has a four piece suite, including a walk-in shower enclosure and a bath. There is loft access which may have potential to create a further loft 2nd floor creating further bedrooms/living space.

Outside the house has space for parking to the side for approximately two vehicles. The rear garden is enclosed by timber fencing with gated access and is mostly laid to lawn with a paved patio area and enjoys countryside views.

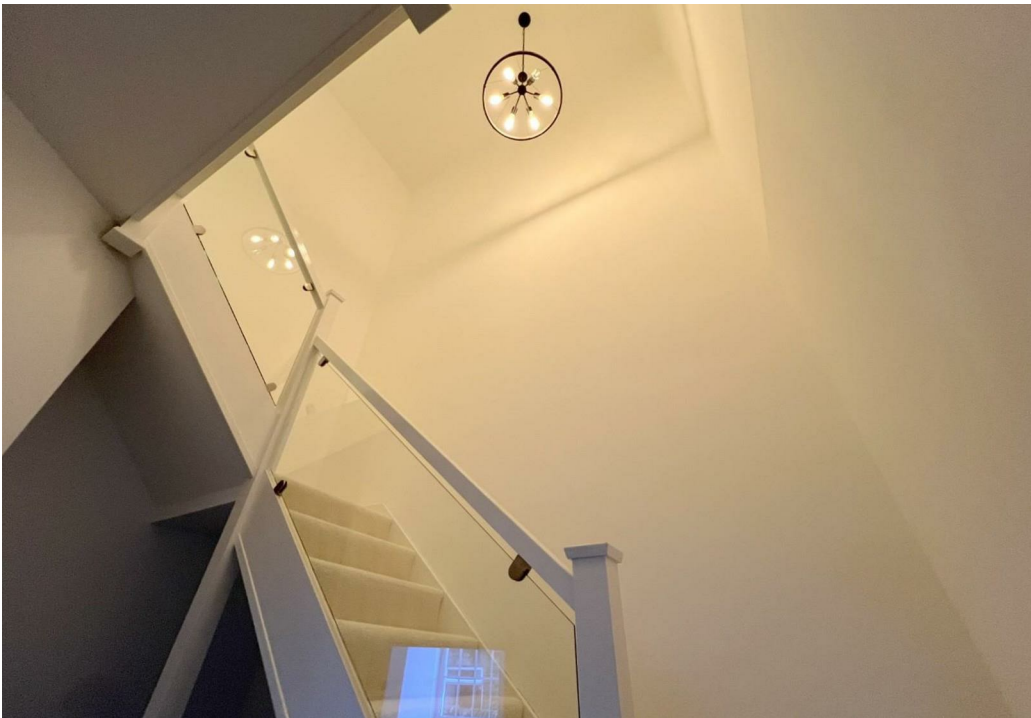
EPC :

Council Tax : tbc













LOCATION

The village of St Johns Chapel is in an area of outstanding natural beauty and is surrounded by picturesque countryside. It has a primary school, grocery store, public house, café and is on a regular bus route which gives access to neighbouring towns and villages, including Stanhope, Wolsingham and Crook.

VIEWINGS

Viewings come highly recommended and are by appointment only, please contact Robinsons to arrange yours.

AGENT NOTES

The owners have informed us that they would be willing to sell the company who owns both properties (37A & 37B Hood Street) which potentially would save a buyer money on stamp duty, however we suggest taking further clarification on this. The owners have advised they have had estimates to use the properties for holiday lets, please contact the office for further information.

EPC RATING -C

Hood Street, St Johns Chapel

Approximate Gross Internal Area
1856 sq ft - 172 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(82 plus) A			
(81-91) B			
(69-80) C		74	
(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. 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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