



Front Street, Ireshopeburn, DL13 1ER  
4 Bed - House - Detached  
£455,000

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



# Front Street Ireshopeburn, DL13 1ER

\* GOOD SIZE FAMILY HOME \* RENOVATED IN RECENT YEARS \* LARGE ENCLOSED GARDEN WITH GARAGE AND DRIVEWAY \* FOUR DOUBLE BEDROOMS \* COUNTRYSIDE VIEWS \* VIEWING HIGHLY RECOMMENDED \*

We have the pleasure of offering to the sales market this impressive four bedroom, stone built detached house which in recent years has been renovated and finished to a superb standard with attractive features throughout. The house should prove to be a fantastic family home having spacious living accommodation throughout which is spread across three floors and includes four double bedrooms. The property is fully double glazed and is warmed by a solid fuel stove which controls the central heating radiators.

The internal accommodation comprises; entrance hallway, kitchen which is fitted with a quality range of solid wood, wall, base and drawer units with integrated fridge, dishwasher, oven and microwave and a range master cooker. Dining room with solid wood flooring, French doors to conservatory and an open fire. Lounge with solid fuel stove and staircase to the first floor landing. Conservatory which over looks the rear garden.

To the first floor there are three double bedrooms, the main having an en-suite shower room. Family bathroom with three piece suite.

A further staircase leads to the 2nd floor which has a double bedroom, reception room which would be ideal for an office or hobby room and a door giving access to loft storage.

Outside the house enjoys a generous size enclosed garden which has mature trees, hedges and flower beds. The garden has a paved patio area which would be fantastic for enjoying in the summer months. A set of stone stairs lead to the lawned area which then leads to a further patio area which enjoys countryside views over the house and to the rear. The garden also has a WC and hand basin.

The garage and driveway are located to the side of the house, the garage has plumbing and electric.

Council Tax Band D  
EPC Rating: TBC























### LOCATION

The property is conveniently positioned in Ireshopeburn a popular village in upper Weardale which is in 'An area of outstanding natural beauty'. The village is on a bus route and gives access to other towns and villages including St Johns Chapel and Stanhope which have shopping facilities and schooling. Other larger towns and cities are a short drive away including Consett, Durham City Centre and Bishop Auckland.

### VIEWINGS

Viewings are highly recommended and are strictly by appointment only.

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Solid fuel

Broadband: Basic 18Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,203 p.a

Energy Rating: To be confirmed

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










**Front Street, Ireshopeburn**  
 Approximate Gross Internal Area  
 2443 sq ft - 227 sq m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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. 2024

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

