



East Lane, Stanhope, DL13 2YX  
6 Bed - House - Detached  
£499,950

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## East Lane Stanhope, DL13 2YX

\* APPROXIMATELY 4 ACRES OF LAND \* PARKING FOR MULTIPLE VEHICLES AND DETACHED GARAGE \* NO FORWARD CHAIN \*

Newfield Farm is an impressive detached house, with detached double garage, generous gardens and further piece of land which all totals to around 4 acres. The accommodation is arranged over three floors and has been created for modern day living, with open living spaces and an impressive six bedrooms offering great flexibility and versatility, it is warmed by gas central heating and has double glazed windows. The property is located in the popular village of Stanhope and benefits from a wonderful rural outlook with glorious countryside views.

The accommodation comprises; entrance hallway with staircase to the first floor and a useful cloakroom/WC. The sitting room has a dual aspect with window to the front elevation, French doors to the rear and a wood burning stove. Across the hall is the kitchen/dining room/family room. The room is large enough for entertaining, with a comfortable sitting area to the front. The kitchen is fitted with a range of wall, base and drawer units with integrated appliances including double oven, gas hob with extractor over and wine cooler along with space for an American-style fridge freezer. The central island has a Belfast sink and space for casual dining. At the rear end of the room there is ample space for a table and chairs before bi-fold doors open to the patio to create indoor/outdoor living space. The utility room has yet more storage along with space for a washing machine and tumble dryer.













### Summary continued

To the first floor there are three bedrooms, the main has a dressing room and en-suite bathroom, and the second bedroom having an en-suite shower room.

To the second floor and three further bedrooms which would be ideal to use as a home office or playroom. These rooms are served by a shower room.

### OUTSIDE

The property is enclosed and has gated access, it has extensive parking for multiple vehicles and a detached double garage. The gardens surround the property to three sides, the main gardens stretch away to the rear, overlooked from the patio and raised decking which link directly to the house. Well-maintained lawns with colourful border plantings lead to a winding path to the summerhouse. The gardens benefit from a water supply and two useful sheds. Beyond the gardens there is a further piece of land which in total with the gardens is approximately 4 acres. The stunning surrounding scenery adds to the idyllic nature of the location.

### LOCATION

The property is well positioned in Stanhope, being within walking distance of the shopping facilities, bakery, butchers, pharmacy, cafes, public houses, health centre and the popular Durham Dales Centre. Bus links are also within walking distance giving access to neighbouring villages and schooling is close by. Stanhope is a popular tourist village with beautiful riverside walks and is surrounded by an abundance of countryside views.

### VIEWINGS

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

### AGENT NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic tank

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: F

Annual Price: TBC

Broadband Basic 3 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.

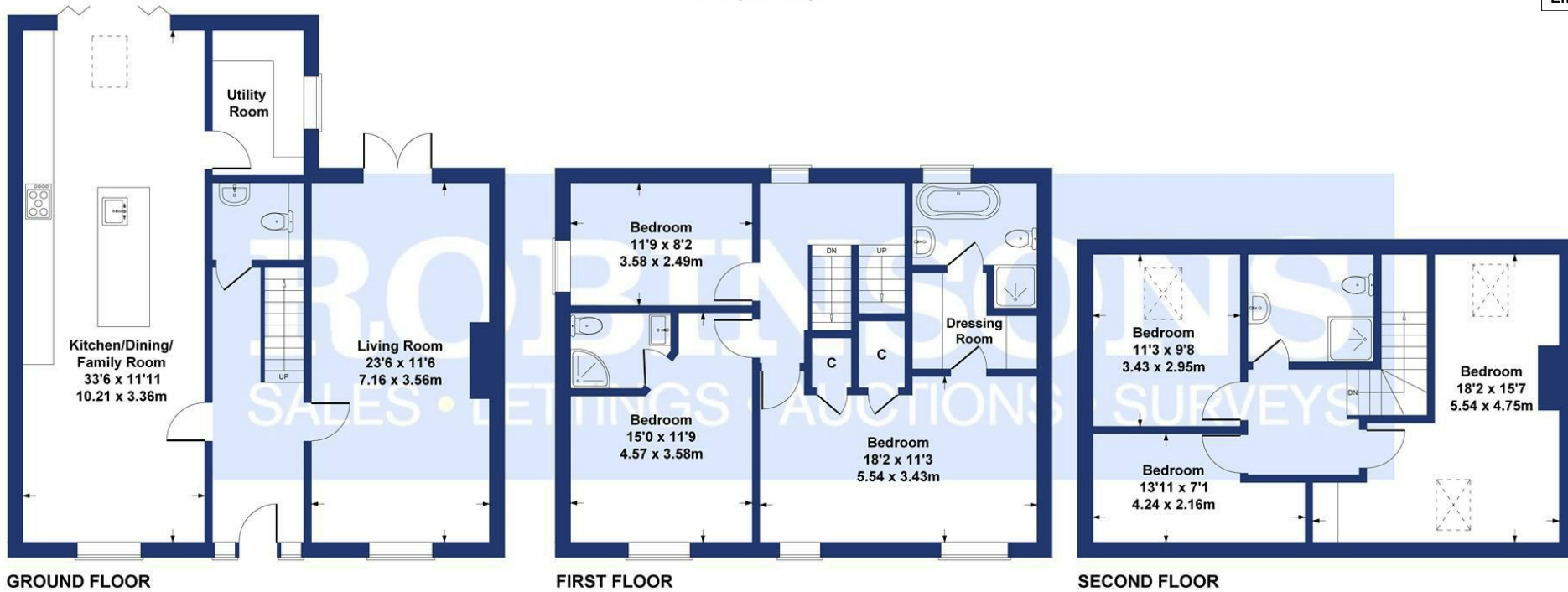




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C	77	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Newfield Farm, Stanhope

Approximate Gross Internal Area  
2198 sq ft - 204 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. 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. 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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