

West Blackdene, West Blackdene, DL13

1EF

3 Bed - House - Mid Terrace

Offers In The Region Of £350,000

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* GRADE II LISTED HOUSE * SPACIOUS LIVING ACCOMODATION * ATTRACTIVE FEATURES THROUGHOUT * CHARMING VIEWS OVER THE RIVER WEAR * LARGE ENCLOSED GARDEN * GARAGE *

Nestled in the picturesque hamlet of West Blackdene on the north bank of the river Wear is this Grade II listed, three bedroom stone built house which has generous size living accommodation throughout, large garden and garage and pleasant outlook to both front and rear aspects. The house has a great deal of character throughout with many attractive features, including sash windows, hard wood flooring and doors and multi fuel stove. The property is warmed by an oil fired Stanley range cooker.

The internal accommodation comprises; entrance hallway with staircase leading to the first floor landing. Reception room with two windows to the front aspect, enjoying views over the river wear, the room is large enough for seating and dining areas, solid fuel stove, attractive feature with semi-circle archway leading to under stairs storage, door leading to the rear of the property. Kitchen/dining room which is fitted with a range of wall, base and drawer units with space for dining table and oil fired Stanley range cooker. Useful utility room with space and plumbing for automatic washing machine, cloakroom/WC.

To the first floor there are three double bedrooms, two of those having built in wardrobes and all enjoying charming countryside views. to conclude the accommodation there is a house bathroom with three piece suite, including shower over bath and airing cupboard.

Council Tax Band C
EPC Rating: TBC

OUTSIDE

At the rear of the property there is a yard area which has been designed for easy maintenance and has space for bin store etc. There may be potential to create a space for off road parking here (with the correct planning and consent. Over the rear lane there is a large enclosed garden which is surrounded by a stone boundary wall. The garden is well stocked with mature plants, flowers, fruit trees and vegetable patch. There is a lawn area, patio area and garden shed. Beyond the garden there is a single garage.

LOCATION

West Blackdene is a picturesque hamlet situated in Upper Weardale on the route of the C2C coast to coast cycle route and the Weardale Way walk. The river Wear runs through the Hamlet and is surrounded by mature trees and pleasant views. The nearby village of St John's Chapel offers a range of amenities, including a grocery store, café, village hall, doctor's

surgery and a regular bus service. Nearby Stanhope has a larger choice of shops, as well as a school, a bank, tourist information centre and fuel station. Newcastle, Durham and Darlington and Hexham are all approximately an hour's drive away.

VIEWINGS

Viewing strictly by appointment only. Contact the office on 01388 763477 - info@robinsonscrook.co.uk.

AGENTS NOTES

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Oil fired central heating, multi stove fire
Tenure: Freehold
EPC Rating: not required as it is a listed building

Durham Council Tax Band: C
Annual Price: £2,161
Broadband
Basic
19 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.



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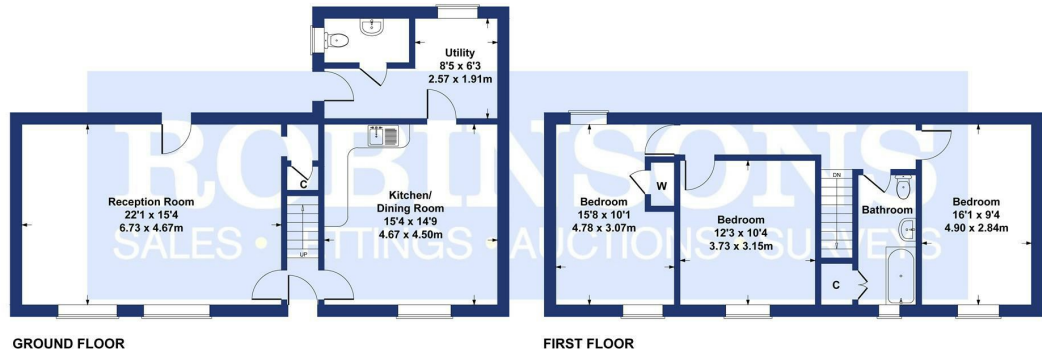
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

West Blackdene

Approximate Gross Internal Area
1375 sq ft - 128 sq m



GROUND FLOOR

FIRST 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-120	B		
85-105	C		
65-85	D		
45-65	E		
25-45	F		
1-25	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-110	B		
81-101	C		
61-81	D		
41-61	E		
21-41	F		
1-21	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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