



School Close, St. Johns Chapel, DL13 1RW  
3 Bed - Bungalow - Detached  
Offers In The Region Of £445,000

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SALES • LETTINGS • AUCTIONS • SURVEYS



# School Close

## St. Johns Chapel, DL13 1RW

Welcome to this charming bungalow located in the ever popular village of St. Johns Chapel. This delightful property boasts three bedrooms and three bathrooms, sun room extension over looking the garden and a further reception room upstairs which offers ample space for comfortable living.

Situated in a peaceful position, yet within strolling distance of a grocery store, bus stop, café and two village pubs. The property is surrounded by well-established gardens that wrap around the bungalow providing a serene and picturesque setting. The property also offers a lovely view of Harthopeburn stream which runs along side the gardens, adding to its tranquil appeal.

The accommodation is beautifully presented and extended, providing a modern and stylish living space for its residents and comprises; entrance porch, contemporary kitchen with a range of wall, base and drawer units with central island and fitted appliances and opens to the lounge/diner with attractive tiled chimney breast housing a multi-fuel stove. The Sun room has ample space for seating and dining furniture and over looks the rear garden and Harthopeburn stream.

The bungalow has three double bedrooms, the main having fitted wardrobes and a en-suite shower room. A further ground floor re-fitted shower with modern three piece suite.

An oak staircase leads to the upper floor, this area would be fantastic for a reception room, office space or guest bedroom. This area also has a re-fitted bathroom suite with freestanding bath.























### Outside

The gardens wrap around the property and are beautifully looked after by the current owners, with a range of flower beds and established shrubs and trees. Patio areas, a greenhouse and a riverside seating area are also some stand-out features of the garden.

The bungalow has a double storey double garage, there is plenty of room for parking and storage, making this property both practical and convenient. The garage has a lift giving access from the upper to lower floor, ideal for those looking for a one level property. The lower floor has two storage rooms and a utility room with hot and cold water supply.

### Location

St Johns Chapel is a popular village in upper Weardale, an area of outstanding natural beauty, and is surrounded by beautiful countryside views and walks. The village itself has a primary school, village hall, grocery store, public houses and a café. It is on a regular bus route giving access to other neighbouring towns and villages, including Stanhope and Wolsingham which have a wider range of shopping facilities and Wolsingham having a secondary school. Durham railway station is approximately 30 miles away, Newcastle international airport is approximately 38 miles away and Teesside airport is approximately 42 miles away.

### Viewings

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

### Agents Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Oil central heating  
EPC Rating: C  
Tenure: Freehold

Durham Council Tax Band: E  
Annual Price: £2,971  
Broadband  
Basic  
13 Mbps  
Superfast  
80 Mbps  
Mobile Signal: 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



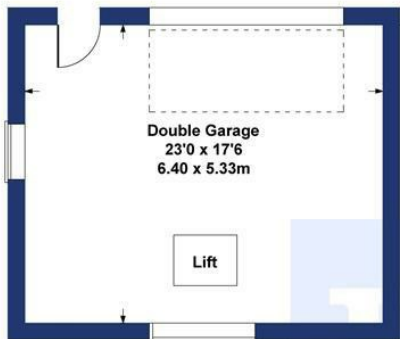




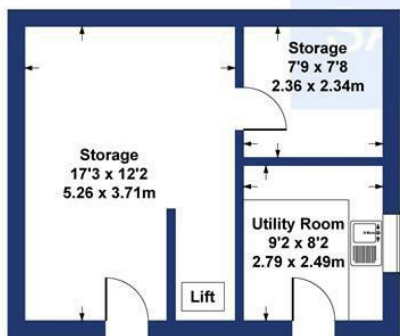
# Burn View St Johns Chapel

Approximate Gross Internal Area  
2577 sq ft - 239 sq m

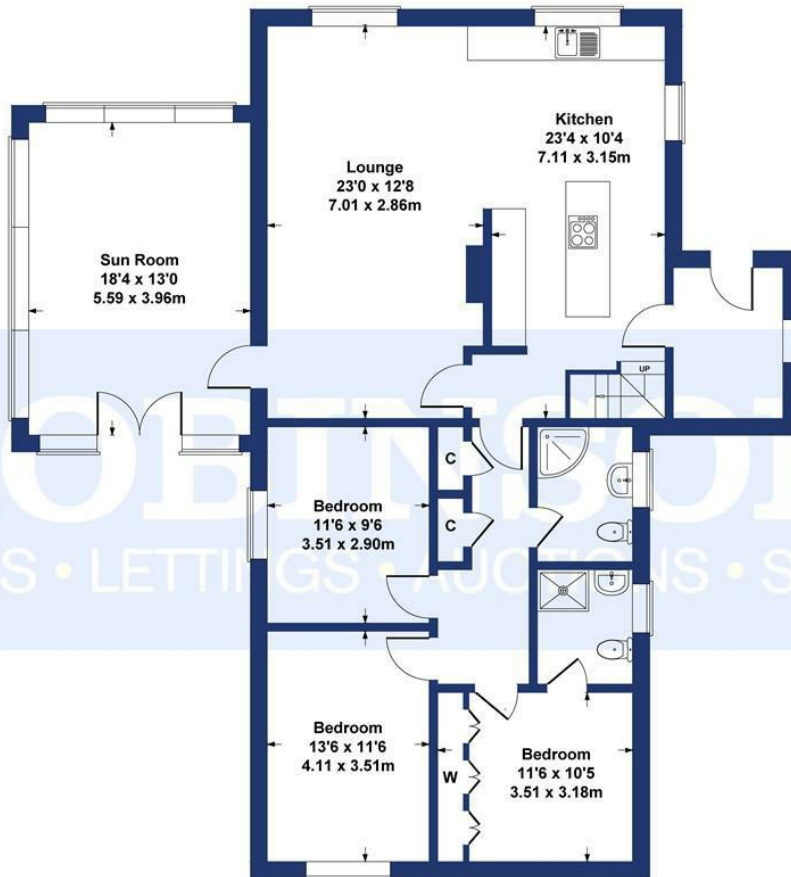
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	79
EU Directive 2002/91/EC			



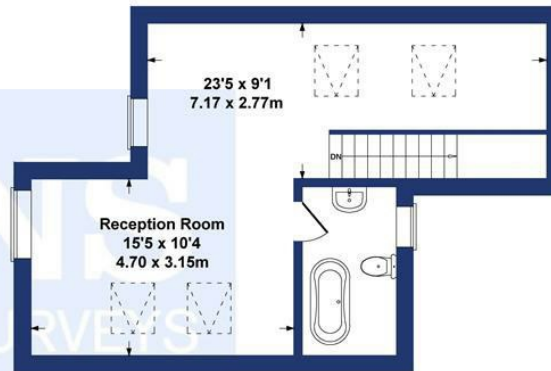
UPPER FLOOR



LOWER FLOOR



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. 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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.





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