



**FINE & COUNTRY**  
Homes from Robinsons

3 PARK VIEW  
STANHOPE | DL13 2UA

# 3 PARK VIEW

## STANHOPE | DL13 2UA

Welcome to Park View, Stanhope, a stunning and rarely available detached house that offers the perfect setting for a growing family. This spacious property boasts 4 reception rooms, 6 bedrooms, and 2 bathrooms, providing ample space for all your needs. Inside, you'll find high-quality fixtures and fittings throughout the property, ensuring both style and comfort, including luxury fitted kitchen and bathroom and much more. Whether you're looking to host family gatherings or simply enjoy a quiet evening at home, this house offers the perfect backdrop for exactly that.

Situated in a picturesque location in a quiet cul-de-sac with a total of three houses, this large family home features expansive gardens with a pleasant outlook of woodland and open fields, ideal for relaxing or entertaining guests. With parking for multiple cars and a double detached garage, and a further area to the side of the house which would be ideal for storage or caravan/motorhome parking.

The spacious accommodation comprises; welcoming hallway with solid wood staircase leading to the first floor landing. The hallway gives access to three of the reception rooms, two of those situated to the front and having bay windows, the third has views over the rear garden and has a solid fuel stove. The luxurious kitchen is fitted with a range of bespoke solid wood storage units with central island with inset 'Belfast' sink unit and part granite, part solid wood working surfaces. The kitchen leads to the sun room which over looks the rear garden and has French doors leading to the patio area. A useful utility room and cloakroom/WC conclude the ground floor.







FAMILY RULES  
1. Eat, drink & be merry for today, tomorrow we die.  
2. Don't drink and drive.  
3. Don't drink and talk.  
4. Don't drink and dance.  
5. Don't drink and fall in love.  
6. Don't drink and get angry.  
7. Don't drink and be mean.  
8. Don't drink and be stupid.  
9. Don't drink and be ugly.  
10. Don't drink and be fat.



### FIRST FLOOR ACCOMMODATION

The first floor landing is an impressive open space with room for seating and has a further staircase to the second floor. The landing gives access to four of the bedrooms, the main bedroom having a en-suite shower room. The family bathroom is lavishly appointed with a five piece suite, including walk in shower enclosure, freestanding bath, his and hers wash hand basin and a WC.

### SECOND FLOOR ACCOMMODATION

To the second floor there are two further bedrooms, which would be fantastic room for further reception rooms, home offices etc. Bedroom six has a large storage cupboard which has potential to be converted into an en-suite shower room.

### OUTSIDE

One of the standout features of this property is the ample outside space, the rear garden offers you a oasis to relax and unwind without being overlooked by neighbours. Whether you're looking to host a summer barbecue or simply bask in the tranquillity of your surroundings, this garden provides the perfect setting for this. The vast garden space provides endless possibilities for gardening enthusiasts or those seeking a peaceful retreat from the hustle and bustle of everyday life. The front of the house offers a large parking area allowing off road parking for multiple vehicles and a detached double garage.

### LOCATION

Stanhope is a popular Weardale village which has all your everyday amenities and health care, including a butchers, bakers, grocery store. The village has a primary school, secondary schooling is in nearby village of Wolsingham which can be access via bus. Stanhope is surrounded by an abundance of beautiful countryside and should prove to be very popular with outdoor enthusiasts. Larger towns and cities are a short drive away and offer a wider range of amenities, including Durham City centre, Bishop Auckland and Conset.

### VIEWINGS

Viewings are by appointment only, please call Robinsons, Fine and Country to arrange yours.

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: C

Durham Council Tax Band: F

Annual Price: £3,512

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













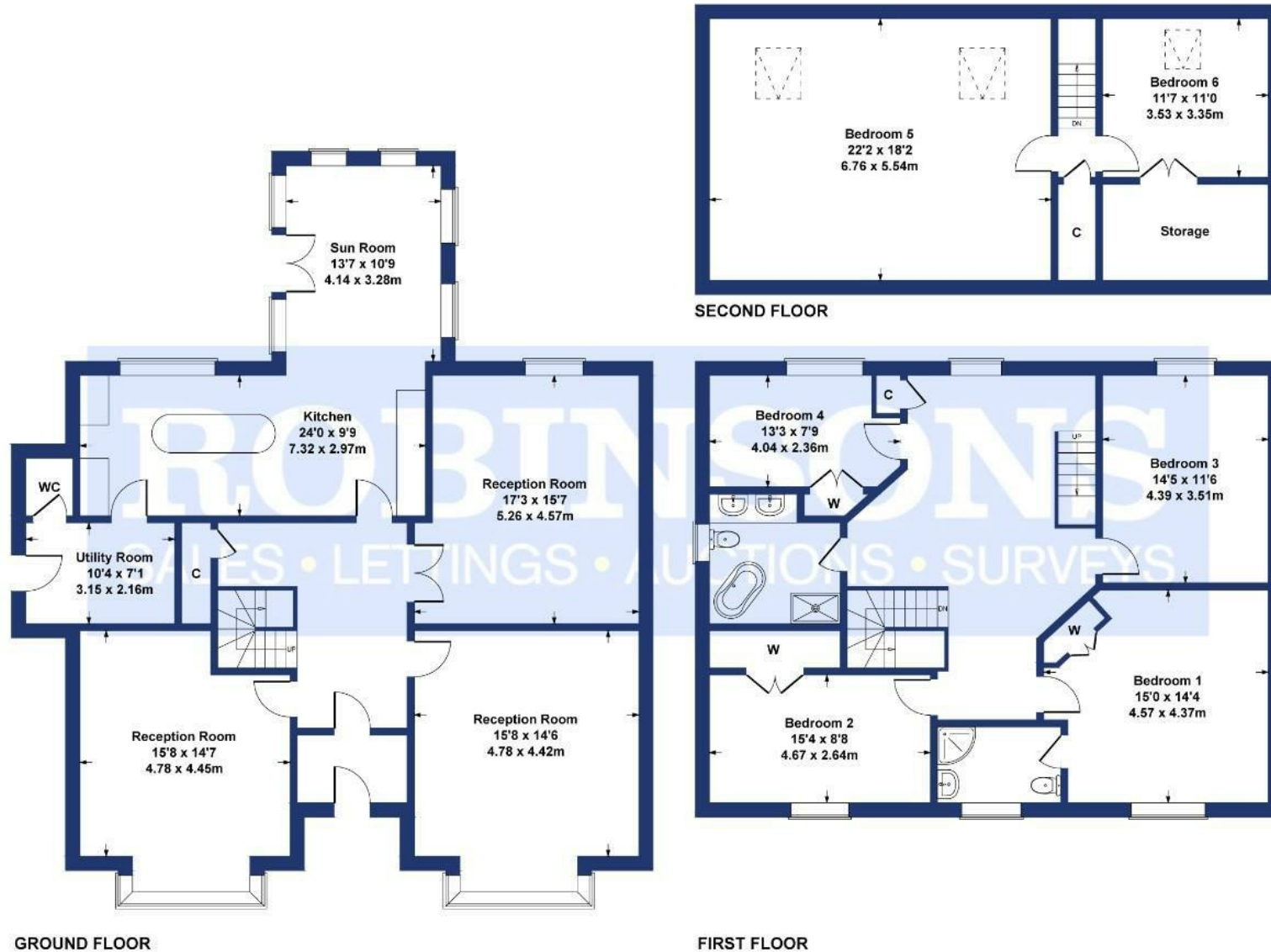


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Park View Stanhope

Approximate Gross Internal Area  
3346 sq ft - 311 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.

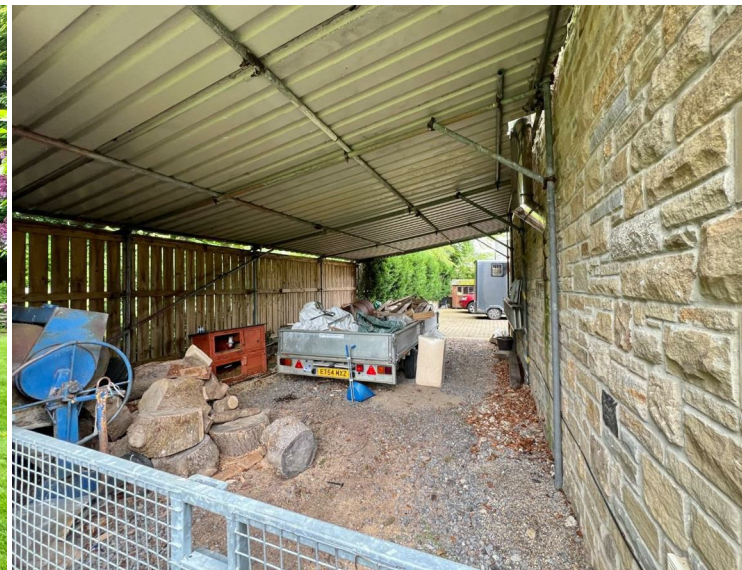
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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