



East End, Wolsingham, DL13 3JX
2 Bed - House - Detached
£310,000

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East End Wolsingham, DL13 3JX

Welcome to this charming two bedroom, stone build detached cottage, located in the ever desirable East End of Wolsingham village. The cottage has many attractive features throughout, including solid fuel stoves, solid wood flooring and doors, it is warmed by gas central heating and has double glazed windows. One of the stand out features is the enclosed rear garden which is well established with mature shrubs and trees, out building including a workshop and green house and a patio area with pergola, enjoying peaceful views over the river.

As you step inside, you are greeted by an entrance vestibule with space for coat and boot storage. Two inviting reception rooms both having solid fuel stoves, creating a cosy place to relax and entertain. Kitchen which is fitted with a range of wall, base and drawer units with integrated hob and oven and space for fridge/freezer and washing machine. To conclude the ground floor accommodation there is a cloakroom/WC.

To the first floor there are two double bedrooms, both enjoying views over the rear garden, the main bedroom having a range of fitted wardrobes and an over stairs storage cupboard. Bathroom which is fitted with a quality three piece suite, including bath with over head shower and screen.

Outside the property has off road parking to the front and an outhouse for storage. The rear garden has been cleverly designed with different sections, including a walled courtyard with water fountain which leads to a mature garden via an archway, other features include seating areas, mature shrubs/plants and trees, out buildings which include two coal houses, timber garden shed, green house and separate insulated workshop. The workshop would cater for various needs and hobbies and would be a fantastic summer house.

The seating area at the top of the garden has a glass balustrade, so you are able to take in the best of the garden outlook with river views.













LOCATION

The cottage is located in East End, Wolsingham which is within strolling distance of the village centre where you will find a range of shopping amenities, including a butchers, bakers, restaurants and café and public house. The village has primary and secondary schooling. It's surrounded by an abundance of countryside views and walking routes and is within a short driving distance of Durham City Centre and other towns, including Bishop Auckland and Crook.

VIEWINGS

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

Agents Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
EPC Rating: D
Tenure: Freehold
Durham Council Tax Band: C
Annual Price: £2,161
Broadband
Basic
3 Mbps
Superfast
80 Mbps
Mobile Signal: Average/Good

Disclaimer

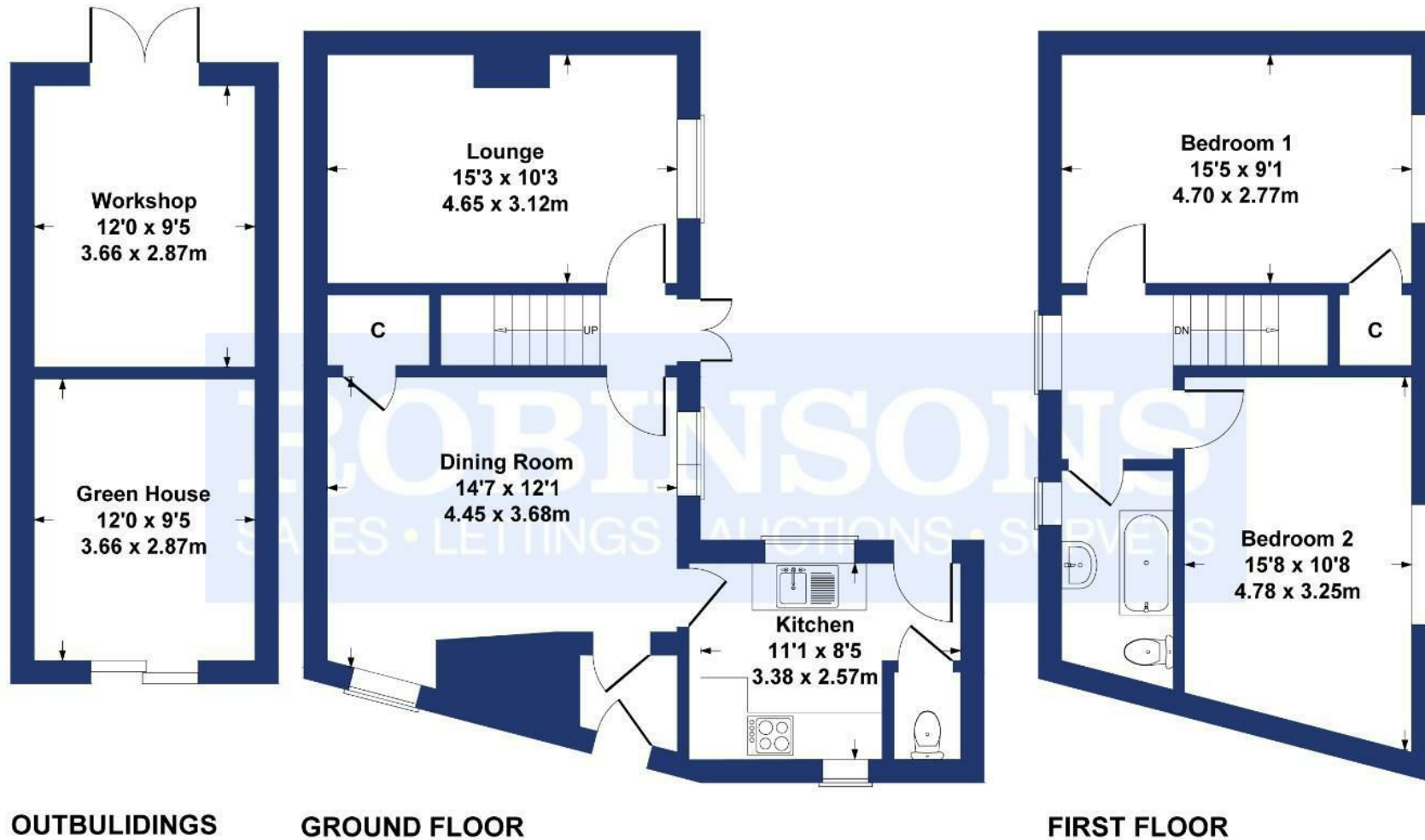
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





River View East End Wolsingham

Approximate Gross Internal Area
1160 sq ft - 108 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

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

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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