



High Whitstones, Wearhead, DL13 1PT  
4 Bed - House - Detached  
£475,000

**ROBINSONS**  
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# High Whitestones Wearhead, DL13 1PT

\* APPROXIMATELY SIX ACRES OF LAND \* FAR-REACHING COUNTRYSIDE VIEWS \*  
DETACHED FOUR BEDROOM HOME \* HUGE AMOUNT OF POTENTIAL \* NO ONWARD  
CHAIN \* VIEWING HIGHLY RECOMMENDED \*

We have the pleasure of offering to the sales market with the benefit of no onward chain, this four double bedroom detached, stone built home. The property is surrounded by approximately six acres of land and has incredible countryside views. The house should prove to be a fantastic family home, having four double bedrooms, three reception rooms and utility room and WC. The property is warmed by a eco efficient wood pellet boiler and UPVC double glazed windows.

The internal accomodation comprises; conservatory to the front which enjoys the best of the countryside views. Hallway, lounge with solid fuel stove, dining room with French doors to the rear, both reception rooms having solid wood flooring. Kitchen which is fitted with a range of wall, base and drawer units with breakfast bar. Utility room which houses the wood pellet boiler and cloakroom/WC.

To the first floor there are four double bedrooms and a family bathroom with four piece suite, including bath and separate shower cubicle.

Outside the property benefits from being surrounded by approximately six acres of land which is mostly to the front of the house and enjoys the breath-taking countryside views of Weardale. Beyond the gardens/land are further fields and woodland, giving the house a great deal of privacy. The house is access via a gravelled track.













### **LOCATION**

The house is positioned on the outskirts of Wearhead and is within an 'Area of outstanding natural beauty', making it a popular area for outdoor activities, including hiking and cycling. Amenities are close by in neighbouring villages, including St Johns Chapel which has a grocery store, village hall and church, village pub, café and is on a bus route. Major transport links can be reached in Durham and Newcastle.

### **VIEWINGS**

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

### **AGENT NOTES**

Electricity Supply: Mains  
Water Supply: Spring Water  
Sewerage: Septic tank  
Heating: Wood pellet boiler

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: D

Annual Price:  
£2,203 (min)

Broadband Basic 17 Mbps Superfast 33 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.

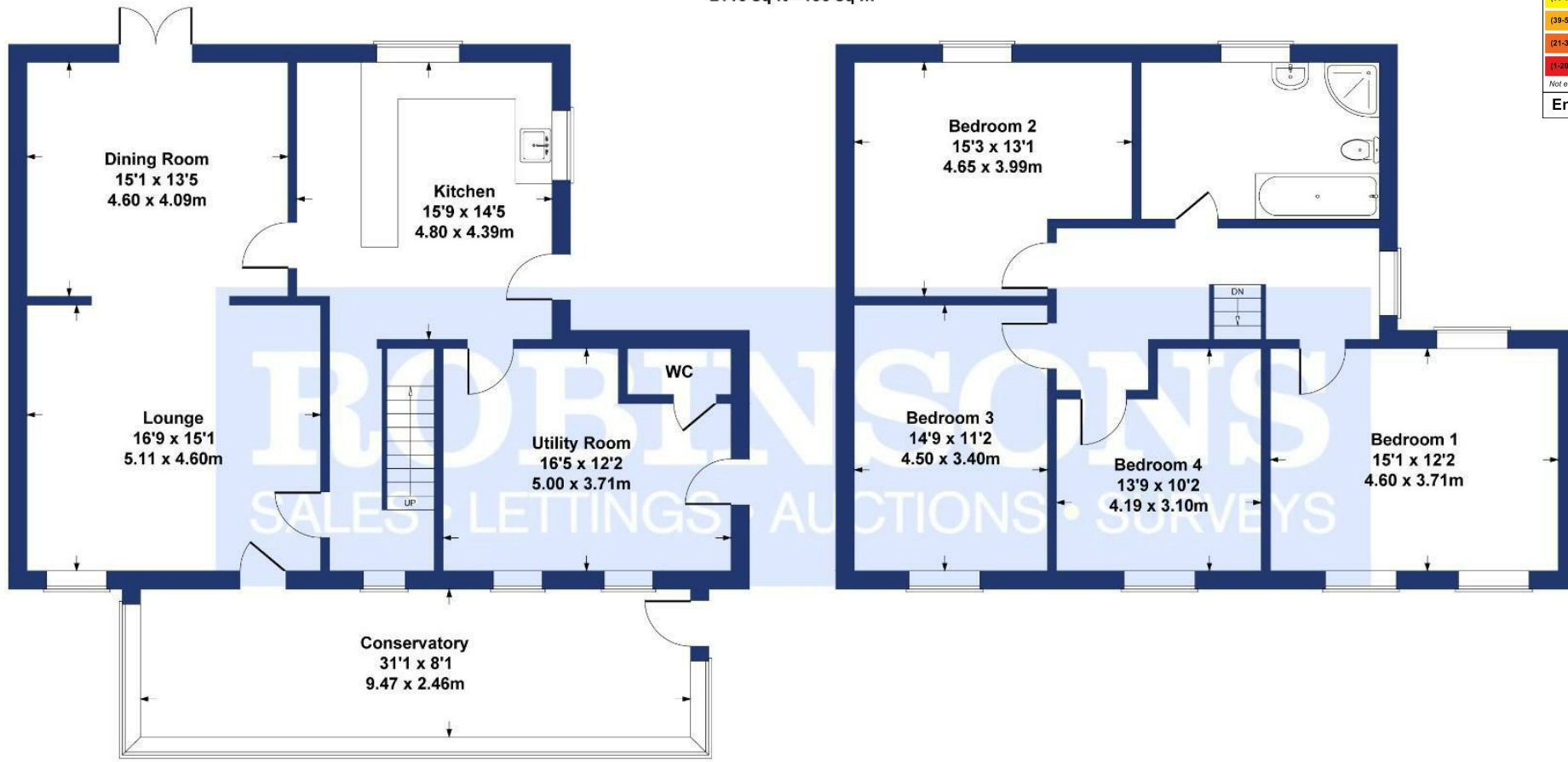




# High Whitestones, Wearhead

Approximate Gross Internal Area  
2110 sq ft - 196 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F	55	
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### 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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