



West Blackdene, West Blackdene, DL13 1EF  
2 Bed - Cottage  
£220,000

**ROBINSONS**  
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# West Blackdene

## West Blackdene, DL13 1EF

\* NO ONWARD CHAIN \* OFF ROAD PARKING AND ENCLOSED GARDEN \* BREATHTAKING VIEWS \*

Welcome to this charming cottage located in very desirable hamlet of West Blackdene. This delightful property boasts a cosy cottage feel throughout with its solid fuel stove and has the added benefit of off road parking and a garden with terrific views over the River Wear and beyond.

As you step inside, you are greeted by a entrance porch, ideal for boot and coat storage, welcoming reception room with space for seating and dining furniture and solid fuel stove, perfect for those cosy winter days. Bespoke fitted kitchen with a range of solid wood units, with space for cooker, integrated fridge, freezer and dishwasher, space and plumbing for automatic washing machine.

The cottage features two lovely bedrooms to the first floor, and a bathroom with three piece suite, including shower over bath with shower screen.

The cottage is warmed by electric radiators and has double glazed windows.

One of the highlights of this property is its beautiful and enclosed garden, where you can enjoy a tranquil view of the River Wear and surrounding countryside. The garden has a summer house making it an ideal place to enjoy the summer months. Convenience is key with off-road parking available directly to the front of the cottage.

West Blackdene is located in upper Weardale, an area of outstanding natural beauty and the Weardale Way runs through the Hamlet, making it a perfect location for those buyers who want to enjoy the countryside.

Other villages are in close proximity, including St Johns Chapel, which has a grocery store, village public house and café.

Don't miss the opportunity to make this charming cottage your new home or holiday cottage. Please contact Robinsons for further information and to arrange an internal viewing.













### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric radiators & Solid fuel stove

Tenure: Freehold

EPC Rating: E

Durham Council Tax Band: B

Annual Price: £1891

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

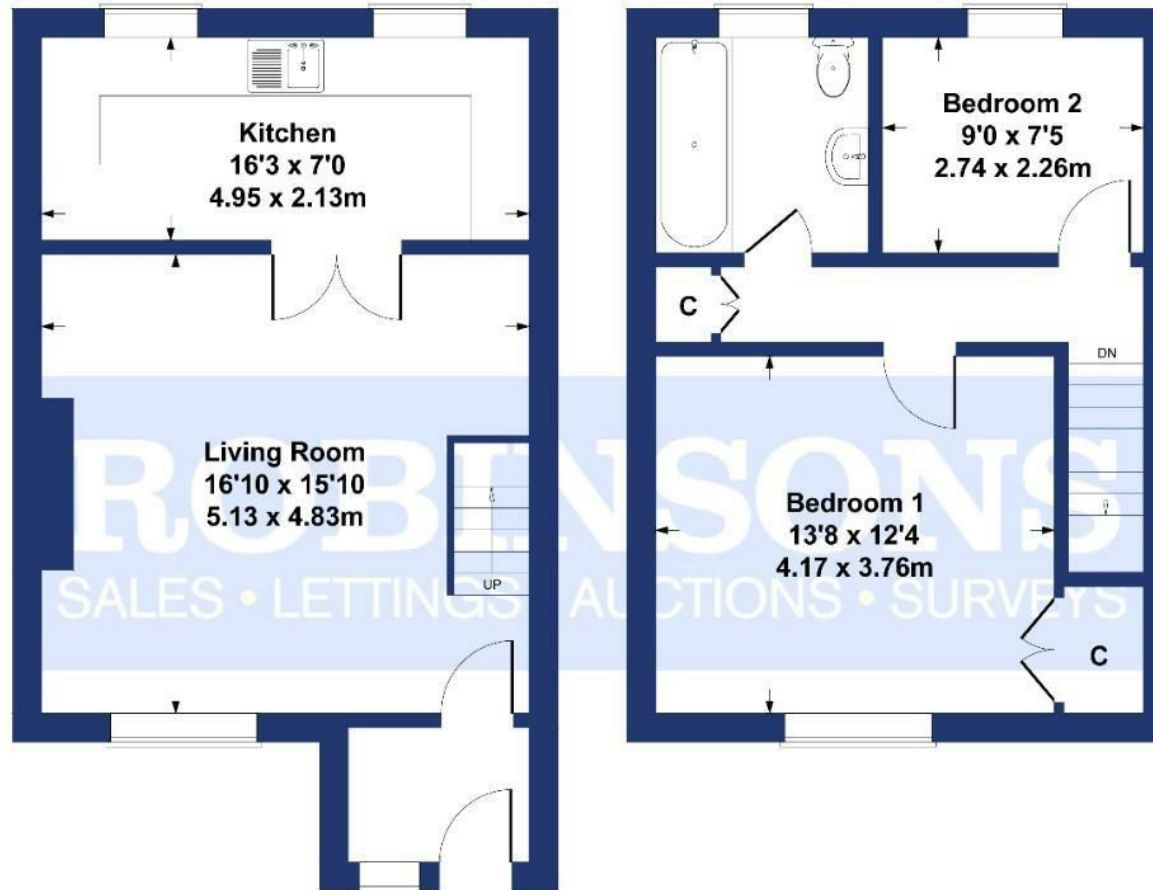






# West Blackdene

Approximate Gross Internal Area  
818 sq ft - 76 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			87
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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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