



School House, Lanehead, DL13 1AJ
4 Bed - House - Detached
£330,000

ROBINSONS
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School House

Lanehead, DL13 1AJ

* FAR-REACHING COUNTRYSIDE VIEWS * LARGE FAMILY HOME * OFF ROAD PARKING AND ENCLOSED GARDENS *

Robinsons are excited to offer to the sales market this large four bedroom detached house, located on an elevated position with off road parking and gardens, and breath-taking countryside views from all aspects. The house is spacious throughout with several reception rooms, one could be used as a forth bedroom.

The property is well presented throughout and is warmed by LPG gas central heating with 'Hive' control and has UPVC double glazed windows some being replaced in recent years.

The internal accommodation comprises; entrance hallway with staircase leading to the first floor. Large open plan kitchen/dining room which is extensively fitted with a range of wall, base and drawer units with space for dining table and appliances and underfloor heating. Lounge with gas fire and large picture window enjoying countryside views. A further hallway gives access to two further reception rooms, one being ideal for a fourth bedroom. Cloakroom/WC and useful utility room complete the ground floor accommodation.

The house has two staircases leading to the first floor. One area comprises of a double bedroom with fitted wardrobes and a house bathroom with four piece suite. The other first floor area has two further bedrooms, both having en-suite showers and a separate WC accessed from the landing area.

Outside there is parking for approximately three vehicles to the front. The side and rear gardens are enclosed and are laid to lawn with patio areas, all enjoying far-reaching countryside views.

Lanehead is a popular village in upper Weardale in an 'Area Of Outstanding Natural Beauty' and has some stunning countryside walks and views. Other neighbouring towns and villages are a short drive away, including St Johns Chapel and Stanhope.













Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: LPG Gas

EPC Rating: TBC

Tenure: Freehold

Durham Council Tax Band: E

Annual Price: £3118

Broadband

Basic

27 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.





School House, Lanehead

Approximate Gross Internal Area
2152 sq ft - 200 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. 2025

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

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



Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

