



, Rookhope, DL13 2BP
2 Bed - Cottage - Semi Detached
£119,950

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Rookhope, DL13 2BP

Nestled in the charming village of Rookhope, Weardale in 'An area of outstanding natural beauty', this delightful two-bedroom stone built cottage offers a perfect blend of rustic charm and modern comfort. The property is situated in the heart of the popular Weardale area, renowned for its stunning countryside views and tranquil atmosphere.

As you step inside, you will immediately appreciate the cosy feel that permeates throughout the cottage. The inviting ground floor living space is enhanced by the warmth of a log-burning stove, creating an ideal setting for relaxation during the cooler months. Additionally, the property benefits from an air source heat pump, ensuring energy efficiency and comfort all year round.

The two well-proportioned bedrooms provide ample space for rest and relaxation, making this cottage an excellent choice for couples, small families, or those seeking a peaceful retreat. The house also has a loft with pull down ladder, giving potential to create a further room.

The surrounding countryside offers a wealth of outdoor activities, from scenic walks to cycling routes, allowing you to fully embrace the natural beauty of the area.

This stone-built cottage is not just a home; it is a lifestyle choice, offering a unique opportunity to live in a picturesque village while enjoying the comforts of modern living. If you are looking for a property that combines character, warmth, and stunning views, this cottage in Rookhope is certainly worth considering.

The accommodation comprises; ground floor open plan living/kitchen with a range of wall, base and drawer units with space for appliances, seating and dining furniture and a 'Salamander hobbit stove' creating a cosy environment.

To the first floor there are two well proportioned bedrooms and a shower room with three piece suite. The landing area also has a loft hatch with pull down ladder.













Outside

Externally, the roof has been recently repaired, and new guttering and fascia's installed, providing peace of mind and longevity to the property. There is a small outdoor seating area to the front and a shared passageway to the side, granting access to two coal sheds located on the neighbouring property to the rear.

Viewings

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

Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Air source heat pump

EPC Rating: C

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1701.00

Broadband

Superfast 80 Mbps

Ultrafast 1800 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.



Princess Cottages Rookhope

Approximate Gross Internal Area
589 sq ft - 55 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			100
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	
(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	

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.

