



GREENFOOT

Stanhope, Bishop Auckland, County Durham



GREENFOOT

STANHOPE, BISHOP AUCKLAND, COUNTY DURHAM, DL13 2JT

AN IMMACULATELY PRESENTED FIVE BEDROOMED DETACHED FAMILY HOME BOASTING STUNNING WEARDALE VIEWS ALONG WITH METICULOUSLY MAINTAINED GARDENS, LARGE DOUBLE GARAGE AND AN EXCELLENT SIZED DRIVEWAY.

Accommodation

Large Double Garage • Rear Hallway • Breakfast Kitchen • Utility Room
Ground Floor Double Bedroom with En-suite • Central Hallway
Living Room • Sun Room • Dining Room
Cloakroom/WC • First Floor Landing • Four Double Bedrooms
House Bathroom

Externally

Landscaped and Well Maintained Gardens
Tarmac Driveway with ample parking to the rear of property



GSC GRAYS

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Situation & Amenities

Greenfoot is located 1 mile to the west, and within easy walking distance, of the historic market town of Stanhope often referred to as the 'Capital' of Weardale. Stanhope is situated on the River Wear in County Durham and is surrounded by moorland in the North Pennines Area of Outstanding Natural Beauty (AONB) – the second largest of the current 40 AONB's in England and Wales.

Features of interest include the 18th century castle, one of the only two heated open-air swimming pools in the North East, a river ford with a step stone bridge for pedestrians and the Durham Dales Centre which incorporates a tea room, tourist information, craft shops, conference facilities and business units. Stanhope has a variety of shops, hotels, pubs, B & B's, doctor's surgery and community hospital. It is also home to Stanhope Barrington C of E Primary school ranked by OFSTED as outstanding. Stanhope Agricultural Show founded in 1834 is held annually on the second weekend in September. Stanhope is also the current terminus of the Weardale Railway, a heritage railway. Finally, Stanhope is 6 miles from Wolsingham (10 minutes), 13 miles from Middleton in Teesdale (20 minutes), 17 miles from Bishop Auckland (30 minutes), 18 miles from Barnard Castle (30 minutes), 20 miles from Durham City (35 minutes), 28 miles from Darlington (45 minutes) and 33 miles from Newcastle upon Tyne (45 minutes) – please note all mileages and timings are approximate.



Description

The accommodation of Greenfoot is well presented and well proportioned making it a superb family home which has been recently redecorated throughout in a neutral finish making it perfect for a Buyer to move straight in. The residence enjoys an impressive and private plot boasting a wrap-around garden, a large driveway and ample rear parking.

Accommodation - Ground Floor

A solid wood rear door leads into a large double garage which opens into the rear hallway of the house. The hallway has tiled flooring and doors leading off to the breakfast kitchen, ground floor bedroom and utility room. The breakfast kitchen is newly refurbished to include cream painted fitted wall and base units with contrasting work surfaces, porcelain sink with mixer tap and draining board, window, tiled flooring, space for a breakfast table and chairs along with the following integrated appliances: dishwasher, electric oven, electric induction hob, extractor hood and fridge freezer.

A fully glazed door gives access into a central hallway with staircase to the first floor and fully glazed doors accessing the living room and dining room. Further doors provides access to the cloakroom and to the sun room. The dining room sits to the front of the property and enjoys a window providing far reaching countryside views. The living room is a multi-aspect room with windows to dual aspects and sliding patio doors to





the sun room. A focal point of the living room is a Dimplex multi-fuel stove set on a tiled hearth with wooden surround.

The sun room overlooks the meticulously maintained front garden and the countryside beyond and has a door to the exterior and tiled flooring.

Adjacent to the central hallway is a cloakroom with WC, hand wash basin, understairs storage space and obscure window.

A utility room accessed from the rear hallway is fitted with base units, stainless steel sink with draining board, wall mounted shelving, central heating boiler and provides plumbing for a washing machine. The final component of the ground floor accommodation is a double bedroom with an en-suite shower room.

Accommodation - First Floor

At first floor level there are four double bedrooms; the first bedroom is a spacious room with window providing extensive views over the front garden towards open countryside. There is a door accessing a large walk in eaves storage cupboard.

Bedroom two, again to the front elevation has a window giving beautiful views. Bedroom three to the rear aspect and bedroom four to the front aspect are similar in size. Bedroom four is currently used as a study and again gives beautiful views.

Finally, the house bathroom is equipped with a bath including a shower over, pedestal wash hand basin, WC, tiled flooring,

partially tiled walls and a window to the side aspect with far reaching views down the valley.

Externally

Gardens

Greenfoot sits on a good-sized plot which extends around all four sides of the property and incorporates sweeping lawns to both front and rear, well maintained planted borders, two timber garden sheds, mature hedge boundaries with additional fencing creating high levels of privacy and a number of patio areas to enjoy the sun at different times of the day. Greenfoot is south facing.



Driveway

Greenfoot is accessed from the adopted highway via its own private gated tarmac driveway which leads along the side of the house and opens into a good sized parking area providing ample off street parking for a number of vehicles.

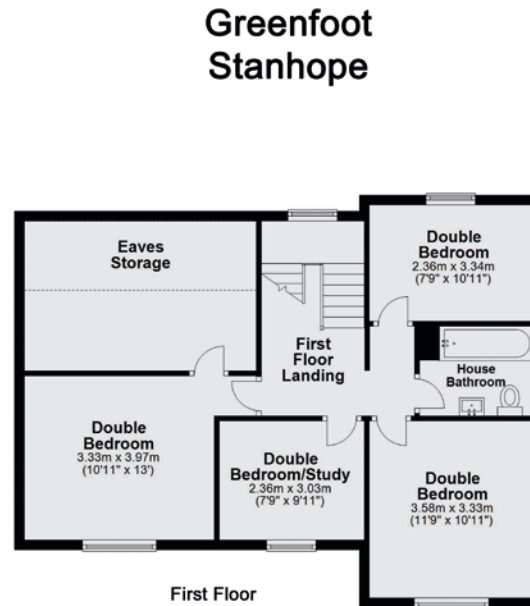
Garage

A spacious double garage with windows to dual aspects, attic storage, double timber vehicular doors opening onto the driveway, door to the exterior of the property and door to the rear hallway of the house. The garage enjoys the benefit of power and light.





Ground Floor



First Floor

Greenfoot Stanhope

Services

Mains electricity, drainage and water. Oil fired central heating. Newly installed replacement oil tank.

Tenure, Local Authority & Council Tax

The property is to be offered Freehold with Vacant Possession upon Completion. Durham County Council – Tel: 03000 26 00 00. For Council Tax purposes the property is banded E

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but the intending Buyer should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Wayleaves, Easements & Rights of Way

Greenfoot is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Viewings

Strictly via appointment only with the Agents GSC Grays Tel: 01833 637000.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2019
Photographs taken: May 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient • higher running costs			

