

# 38, Uppertown

WOLSINGHAM | COUNTY DURHAM



**FINEST**  
PROPERTIES



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An attractive detached property with stunning  
landscaped gardens in the heart of a peaceful village

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Wolsingham Village Centre 0.3 miles | Bishop Auckland 10.3 miles | Durham City Centre 14.4 miles  
Newcastle City Centre 22.7 miles | Newcastle International Airport 26.6 miles









## Accommodation in Brief

Porch | Study | Sitting Room | Kitchen/Breakfast Room | Dining Room | WC | Principal Bedroom  
Three Further Bedrooms | Bathroom

Garage | Parking | Second Garage | Gardens | Garden Room | Outdoor Seating Areas  
Hot Tub | Pond











## The Property

38 Uppertown is a spacious and well-appointed four bedroom detached property with lovely gardens and outdoor entertaining space, all nestled in the heart of the desirable market town of Wolsingham.

The front door opens to the glazed entrance porch with onward access to the living accommodation. The principal reception room is the welcoming sitting room, with a feature fireplace housing a woodburning stove and a large picture window that overlooks the front gardens. To the rear elevation is the impressive kitchen/breakfast room. Attractive wood cabinetry at wall and floor level provides an abundance of storage and workspace, including pretty glazed display units. High quality integrated appliances include a Siemens double oven, microwave and dishwasher, along with space for an American-style fridge freezer. Twin windows look out to the rear gardens and there is lots of space for a table and chairs for day-to-day dining.

The kitchen adjoins the dining room which extends from front to rear elevation. This room is currently used as space for home working, but can easily be reconfigured as a reception room with space to dine and entertain. The study is accessed directly from the porch and is also used to support home working. A rear hall links the study, the kitchen/breakfast room and a useful ground floor WC, as well as providing external access to the side of the property.

Stairs rise from the rear of the study to the first floor landing and four bedrooms. The principal bedroom sits to the front; this is a particularly generous room with the added benefit of extensive fitted storage. All three remaining bedrooms also offer fitted storage, with two to the rear elevation and one to the front. The bedrooms are served by a bathroom with traditional tiling and a suite comprising bath, separate shower cubicle, wash hand basin, WC and bidet.









## Externally

Large, attractive and beautifully maintained gardens are a key feature of 38 Uppertown. The front gardens have been thoughtfully landscaped to create form and character. Immediately in front of the house is an area of lawn and decorative patio, with a pretty pond sitting in front. Stone steps leads down elegant terracing between colourful shrubs and plantings before opening out to manicured lawns. Mature trees and hedging provide shelter and privacy.

The rear gardens are equally well-presented. Stone flagged paving has lots of space for al fresco dining and entertaining. At the rear of the flagged area is a fabulous timber garden room, perfect for a peaceful escape, and cosy even when the sun goes down. Nestled above the rear lawn is a hot tub beneath a pergola, bringing an extra touch of luxury.

38 Uppertown benefits from a detached garage along with ample space for driveway parking. A second single garage offers the opportunity to develop, subject to securing the necessary consents. This could become a fantastic home office, keeping work and home life separate, or perhaps annexe accommodation if required.







## Local Information

Wolsingham is a charming dales market town situated by the River Wear on the edge of the unspoiled North Pennines Area of Outstanding Natural Beauty. The surrounding rural area is ideal for outdoor enthusiasts and the stunning surrounding scenery is linked by a network of public footpaths, ideal for walking and cycling. The small market town remains much as it did hundreds of years ago and the annual Wolsingham Agricultural Show on the first weekend in September, which was first established in 1763 and is one of the oldest shows in the country.

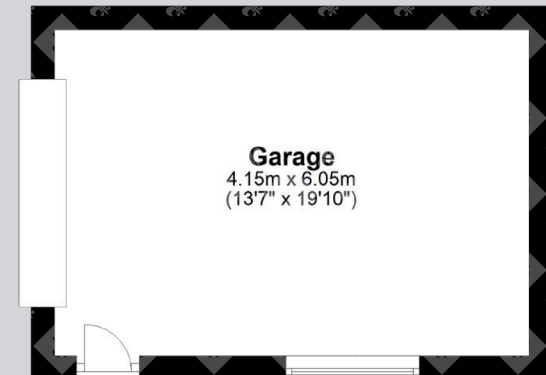
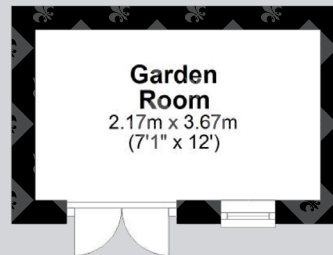
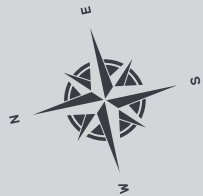
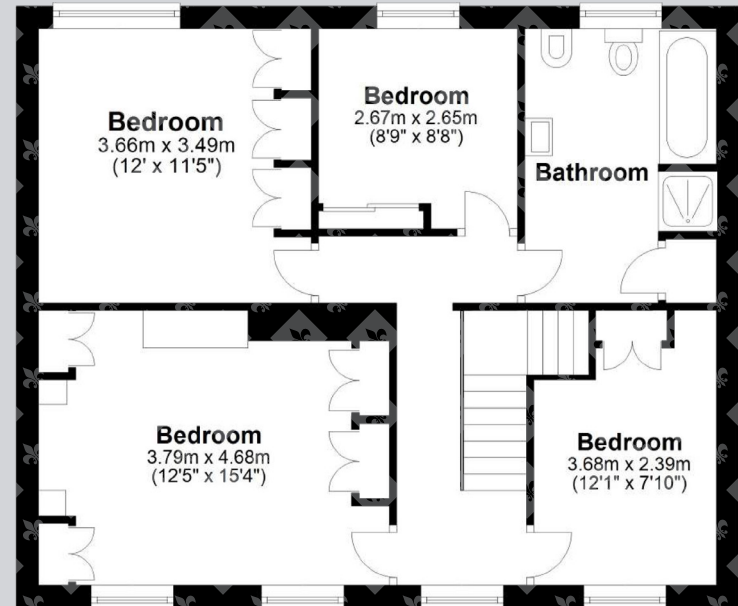
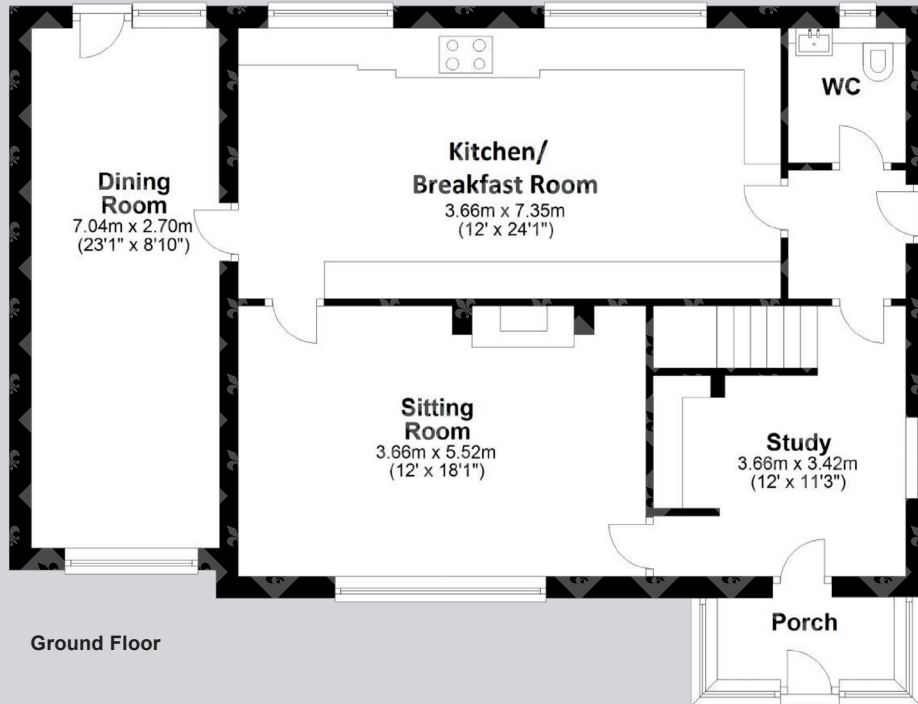
Wolsingham provides a good range of everyday facilities including doctor's surgery, chemist, independent grocers and other local businesses. For schooling the village offers Wolsingham Primary School and Wolsingham School & Community College. Further private schools are available in nearby Barnard Castle, Durham and Newcastle. The local senior school has an excellent range of sports and fitness facilities available for the local community. Durham and Newcastle city centres are within easy reach and provide comprehensive cultural, educational and shopping facilities.

For the commuter Wolsingham is conveniently located for access to the major regional centres of Durham and Newcastle, and from here links to all areas of the UK can be found by rail. Newcastle International Airport and Teesside International Airport are both within easy reach.



# Floor Plans

Total area: approx. 158.1 sq. metres (1701.4. feet)



Total area: approx. 33.1 sq. metres (365.0. feet)



## Directions

From the A68 take the B6296 or the B6297 towards Wolsingham. When these two roads meet, continue west onto Redgate Bank. Follow this road for 0.7 miles to Wolsingham. After passing the village sign for Wolsingham, continue for another 0.2 miles. The entrance to 38 Uppertown is on the left-hand side, though a gated entrance between stone-built walls. Follow the driveway to the property on the left.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Postcode

Council Tax

EPC

Tenure

DL13 3ET

Band F

Rating E

Freehold

## Viewings Strictly by Appointment

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