

COPELAND RESIDENTIAL

SALES & LETTINGS



New Durham Road, Annfield Plain, DH9

Asking Price

£200,000

Central Village Location
Exceptionally Rare Property
6 Bedrooms All With Ensuites
3 Reception Rooms
Original Character Features
Parking To The Rear For 3 Cars
Holds C1 Classification (Guesthouse)
Possible Investment Opportunity or Private Dwelling



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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A RARE OPPORTUNITY has arisen to acquire this substantial and versatile six-bedroom mid-terraced home, ideally situated on New Durham Road in the heart of Annfield Plain. Offered for sale at an asking price of £200,000, this impressive property which holds a C1 classification has served as a successful guest house for many years boasts a generous layout with six bedrooms, each with their own bathrooms, and three spacious reception rooms — making it equally suitable for large families or those seeking a property with multi-functional space. The property also has its own fire alarm system. .

Internally, the home offers well-proportioned rooms with high ceilings throughout. Each of the six bedrooms benefits from direct access to bathroom facilities, enhancing both comfort and privacy. The three reception rooms are ideal for a variety of uses, whether for entertaining guests, setting up home office space, or creating cosy family areas. The property has been maintained to a good standard, presenting a blank canvas for personalisation to suit a range of tastes and requirements. With ample living quarters over 3 levels, it offers a surprisingly spacious feel throughout, enhanced by large windows and high ceilings. Its thoughtful layout could offer exciting potential for a variety of uses including multi-generational living, at times has served as a guest house or could use as a private residential dwelling.

This home benefits from a convenient location within easy reach of essential amenities. Tesco Supermarket and a variety of local shops are a 2 minute walk away, providing everyday essentials with ease. For families, there are local schools within the village, Annfield Plain Infant and Junior School Greencroft Academy as well as Oxhill nursery and North Durham Academy in nearby Stanley.

Leisure facilities are also close at hand, with Louisa Centre offering a gym, swimming pool and various classes 2 miles away. Healthcare needs are catered for with Annfield Plain having 3 GP practices a dental practice and nearby Stanley Primary Care Centre, both offering comprehensive medical services.

Transport links are excellent, with regular bus services connecting to Durham, Stanley, and Chester-le-Street. The nearest train station is Durham, approximately 9 miles away, offering direct links to Newcastle, London, and beyond. For those travelling further afield, Newcastle International Airport can be reached in under 40 minutes by car.

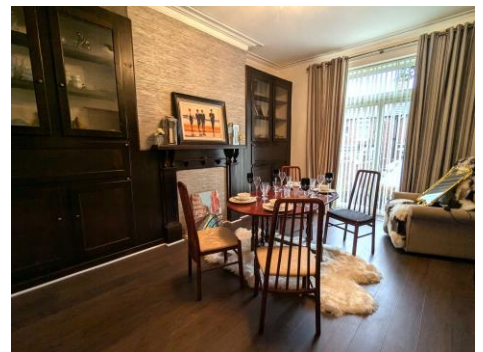
All in all, this home offers an exceptional opportunity to acquire a spacious and adaptable property in a well-connected location, representing excellent value in today's market. Early viewing is strongly recommended to appreciate the scale and potential of this unique offering. Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Room Descriptions

Vestibule/Entrance Hall - Enter via a composite front door into an



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entrance vestibule, to be met with a stunning set of stain glass windows and door leading into a large entrance with Laminate flooring and high ceilings. offering access to a lounge, dining room, office and carpeted staircase with a solid oak bannister leading to the first floor. Enclosed wall mounted radiator.

Lounge - 17'3 x 16' (5.28m x 4.89m) - A spacious lounge with Laminate flooring and high ceilings. A grand front-facing UPVC double glazed bay window with 3 wall mounted radiator below and a large feature fireplace.

Dining Room - 15' x 10'6 (4.58m x 3.25m) - Another grand and spacious reception room with laminate flooring and high ceilings. Large rear-facing UPVC double glazed window. Fitted cabinets either side of a large decorative fireplace and wall mounted radiator.

Study - 9'3 x 8'9 (2.84m x 2.72m) - Laminate flooring with a rear-facing UPVC double glazed window. Built-in cupboard accommodating for the boiler system, wall mounted control panel for the fire alarm system.

Access to the kitchen.

Kitchen - 6'2 x 10'7 (1.90m x 3.29m) - A modern galley style kitchen with tiled flooring, ample range of fitted base and wall kitchen units with contrasting quartz work surfaces and tiled splashback. Space for a freestanding range cooker (included) with a fitted overhead extractor. Composite mould one-and-a-half sink with mixer hose style tap and waste disposal unit below a side-facing double glazed window. Access to a utility towards the rear.

Cloakroom - Downstairs cloakroom fitted with a low-level WC and a hand basin.

Utility - Accommodates for a freestanding washing machine, tumble dryer and fridge/freezer.

First floor Landing - Carpeted landing with access to 4 bedrooms with their own ensuites and further carpeted staircase leading to the second floor.

Bedroom One - 15' x 7'8 (4.60m x 2.39m) - A spacious carpeted bedroom with a large rear-facing UPVC double glazed window, original decorative feature fireplace and wall mounted radiator. Access to an ensuite and built-in cupboard.

Ensuite - 4'9 x 5'7 (1.50m x 1.74m) - A generous ensuite with vinyl flooring. Access to a toilet, wash basin and bath with fitted shower head and full height tiled splashback. Rear-facing UPVC double glazed window.

Bedroom Two - 9' x 13'6 (2.75m x 4.15m) - Another spacious carpeted bedroom with a large front-facing UPVC double glazed window. Decorative feature fireplace and wall mounted radiator. Access to an ensuite.

Ensuite - 3'7 x 9'6 (1.15m x 2.95m) - Another generous ensuite with tiled flooring and full height tiled splashback. Access to a toilet, wash basin and bath with a fitted shower head and extractor fan.

Bedroom Three - 9'4 x 6'3 (2.87m x 1.93m) - Carpeted single bedroom with a front-facing UPVC double glazed window. Wall mounted radiator



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and access to an ensuite.

Ensuite - 6'3 x 2'4 (1.93m x 0.74m) - Vinyl flooring with access to a toilet, wash basin and shower unit with an electric shower. Extractor fan.

Bedroom Four - 9'3 x 6'2 (2.86m x 1.92m) - Carpeted single bedroom with a rear-facing UPVC double glazed window, fitted wardrobe, wall mounted radiator and access to an ensuite.

Ensuite - 5'1 x 5'4 (1.58m x 1.67m) - A generous ensuite with vinyl flooring. Offering access to a toilet, wash basin and bath with fitted shower head and full height tiled splashback. Extractor fan.

Second Floor Landing - Make your way up the second flight of stairs to another carpeted landing offering access to a further 2 bedrooms with ensuites and a built-in cupboard space with a mirrored sliding door which has previously been used as a quiet place to study.

Bedroom Five - 11'6 x 15'9 (3.54m x 4.85m) - Double carpeted bedroom with a front-facing UPVC double glazed dormer window. Fitted wardrobes and units. Wall mounted radiator and access to an ensuite.

Ensuite - 4'3 x 5'9 (1.32m x 1.82m) - Vinyl tiled flooring with a low height wood panelled wall feature. Access to a toilet, wash basin and bath. Extractor fan.

Bedroom Six - 12' x 8'7 (3.68m x 2.68m) - Single carpeted bedroom with a rear-facing UPVC double glazed dormer window. Wall mounted radiator and access to an ensuite.

Ensuite - 9' x 6'2 (2.76m x 1.90m) - Generous ensuite with vinyl flooring and wood panelled walls. Access to a toilet, wash basin, bath with tiled splashback and separate shower cubicle with an electric shower and tiled splashback. Extractor fan.

Exterior - Small private enclosure to the front along with a spacious yard to the rear for off-street parking for up to 3 cars.



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