



VENTURE
PLATINUM

School Street | Witton Le Wear
Chain Free £325,000



Welcome to this charming property located on School Street in the picturesque village of Witton Le Wear. This stunning house offers a unique opportunity to own a home with many original features that have been sympathetically renovated to blend modern comforts with historic charm.

As you step inside, you'll be greeted by one reception room that exudes warmth and character, perfect for relaxing or entertaining guests. With three bedrooms, there's ample space for a growing family or for those who enjoy having a guest room or home office.

The property boasts one bathroom, ideal for your daily routines. Additionally, the house comes with a self-contained annexe, providing flexibility for use as a guest suite, home office, or teenager accommodation.

Nestled in the heart of a picturesque village, this property offers a peaceful and idyllic setting for those looking to escape the hustle and bustle of city life. Whether you're enjoying a morning coffee in the garden, a beer at the bar in the evening or taking a leisurely stroll through the village, this location offers a tranquil lifestyle that many desire.

Don't miss out on this fantastic opportunity to own a piece of history in a beautiful village setting. Contact us today to arrange a viewing and experience the charm and character this property has to offer.

Ground Floor

Entrance Hallway

Timber front entrance door, exposed stone walls and tiled floor

Kitchen/Breakfast Room 4.34m x 4.06m (14'03 x 13'04)

Extensively fitted to a high standard with a range of Cream Shaker style wall and base units, timber work surfaces, inset Butler sink unit, mixer taps over, tiled splash backs, a range of integral appliances including electric oven, electric hob and extractor hood over, kick space heater, UPVC double glazed window to the rear elevation with window seat, wall panelling to half height, decorative central heating radiator, exposed stone walls, tiled floor, beamed ceiling, ample space for dining table as required. The focal point of this lovely room is a stunning stone chimney breast which houses a Rayburn for cooking facilities, decorative alcove niche, hidden alcoves etc

Inner Hallway

Giving access to the first floor with open plan staircase, timber door to understairs cupboard, UPVC double glazed window with stone window sill, decorative wall radiator and exposed stone walls. Tongue and groove panelled ceiling

Pantry 4.29m x 1.65m (14'01 x 5'05)

A great storage room with shelving and tiled floor

Lounge 4.04m x 3.96m (13'03 x 13')

With feature stone wall housing multi fuel stove (we have been advised that there is no Hetas Certificate), UPVC double glazed window with window seat to the rear elevation, electric radiators, beamed ceiling, tv point

Rear Entrance Hallway

With fitted Cream shaker style wall and base unit, timber works surfaces over, tiled floor, timber and glazed rear entrance door, as well as beamed ceiling

Cloakroom Wc/ Utility

With wc, tiling to some walls, wash hand basin, exposed stone walls, wall cupboards, plumbing and space for washing machine, tiled floor UPVC double glazed window and beamed ceiling

First Floor

Landing

Electric central heating radiator,an array of fitted storage cupboards, tongue and groove panelled ceiling

Bedroom One 4.11m x 4.09m (13'06 x 13'05)

UPVC double glazed window to the rear elevation, tongue and groove panelled ceiling, fitted wardrobes to one wall, fitted Rayburn fire, central heating radiator





Bedroom Two 3.18m x 2.82m (10'05 x 9'03)

UPVC double glazed window to the rear elevation, exposed floor boards, tongue and groove panelled ceiling, fitted storage cupboard and tv point

Bedroom Three 4.27m x 1.65m (14' x 5'05)

UPVC double glazed window, tongue and groove panelled ceiling and central heating radiator





Bathroom/WC

A lovely fitted bathroom comprising a white suite including panelled bath, pedestal wash hand basin, wc, separate shower cubicle with mains shower with panelled inset, exposed floor boards, central heating radiator, tongue and groove panelled ceiling, UPVC double glazed window with timber window sill, storage cupboard housing wall mounted gas boiler, and linen storage cupboard

Annex

Entrance Hallway

Compost front entrance door and tiled floor to the hallway. The other door leads to an external storage cupboard. Lovely stripped internal doors to:

Shower room/WC

Extensively fitted with a white suite including double shower cubicle with mains shower being tiled, circular wash hand basin on a luxury wash stand, wc, slate flooring, opaque UPVC double glazed window, tiled splash backs, chrome heated towel rail



Open Plan Kitchen and Lounge 6.17m x 3.12m (20'03 x 10'03)

A fantastic open plan room comprising:

Kitchen Section

Extensively fitted with a range of Shaker wall and base units, timber working surfaces, inset Butler sink unit, mixer taps over, coordinating wall shelving, built in work station and desk

Lounge Area

UPVC double glazed French door opening onto the patio and bar area. Beamed and vaulted ceiling, sky lighting, slate floor throughout, modern electric radiator, tv point

Externally To The Front Of The Annex

Located immediately to the front of the Annex, a lovely area which includes seating area, decked area, steps down to the fitted bar which is a great area for entertaining guests, family and friends.

Externally

The property is accessed from the mains road down a pathway which leads to the front door. There is a lawned area which belongs to the property but we have also been informed that the sellers currently maintain the additional piece of lawned area that runs to the road.



To the rear of the property there is a good sized enclosed area which is paved, has a large gravelled area, large built in kitchen with pizza oven and bbq which are available by separation negotiation, LPG storage area, storage shed etc.

There is ample space here to park a vehicle is desired as there are double timber gates giving vehicle access over the rear of 8 School Street and to the main road. The neighbouring property at 6 School Street has pedestrian access over this area for bins etc.

Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5137-4022-9200-0474-4292>

EPC Grade F

Other General Information

Tenure: Freehold

Electricity: Mains (Smart Meter)

Gas: LPG Gas bottles

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Likely to be good with 02, we recommend you contact your provider to confirm coverage.

Council Tax: Durham County Council, Band: B Annual price: £ 1,8916.21 (Maximum 2025)

Energy Performance Certificate Grade F

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Conservation Area: Witton le Wear Designated 1972



Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.





7 School Street | Witton Le Wear



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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