



VENTURE
PLATINUM

Cemetery Road | Witton Le Wear
£400,000



Nestled on Cemetery Road in the charming village of Witton Le Wear, Bishop Auckland, this exquisite stone-built house, dating back to 1800, offers a unique blend of historical charm and modern comfort. With stunning accommodation spread across two spacious reception rooms and a garden room, this property is perfect for both entertaining guests and enjoying quiet family evenings.

The house boasts four well-appointed bedrooms, providing ample space for family living or accommodating guests. Each bedroom is designed to offer a peaceful retreat, ensuring restful nights and rejuvenating mornings. The three bathrooms are thoughtfully placed throughout the home, adding convenience and privacy for all residents.

One of the standout features of this property is its lovely sunken private gardens. These beautifully landscaped outdoor spaces provide a serene escape, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. The gardens are steeped in original features, reflecting the rich history of the home while offering a tranquil setting for relaxation.

This remarkable property is not just a house; it is a home filled with character and warmth, making it a perfect choice for those seeking a blend of historical elegance and contemporary living. With its prime location and stunning features, this residence is sure to captivate anyone looking for a unique place to call home in the heart of Bishop Auckland.

Lower Ground Floor

Cellar Room

Accessed from the Kitchen via original stone steps. An interesting part of the house and great for additional storage

Ground Floor

Entrance Hallway

With timber front entrance door with stained glass inset, terracotta tiled floor, staircase to the first floor with rope handrails and beamed ceiling

Lounge 5.69m x 4.45m (18'08 x 14'07)

Feature Inglenook fireplace having inset multi fuel stove, exposed floor boards, UPVC double glazed sash window to the front elevation including window shutters, original beamed ceiling and central heating radiator. Feature exposed stone walls.

Office 3.35m max x 1.65m (11' max x 5'05)

With built in desk, exposed floor boards, central heating radiator, beamed ceiling and opaque UPVC double glazed window

Rear Entrance Vestibule 4.17m x 2.21m (13'08 x 7'03)

Located to the rear of the property with original stone flag floor, two UPVC double glazed windows, beamed and vaulted ceiling, central heating radiator with decorative cover. Timber rear entrance door

Dining Room 4.60m x 4.57m (15'01 x 15)

Feature Inglenook fireplace and inset Multi fuel stove, slate flooring, UPVC double glazed sash windows with window shutters, original beamed ceiling, exposed stone walls and central heating radiator

Kitchen/Breakfast Room 4.57m x 3.89m (15' x 12'09)

Extensively fitted with a range of Grey Shaker style wall and base units, black granite working surfaces over, inset Butler sink unit with mixer tap over, feature 'everhot' electric range for cooking, wine rack, space for fridge, plate rack, terracota tiled floor, island unit, exposed stone wall, UPVC double glazed window with window shutters, central heating radiator. There are double UPVC doors that lead to the cellar. Steps from the rear of the kitchen lead through to:

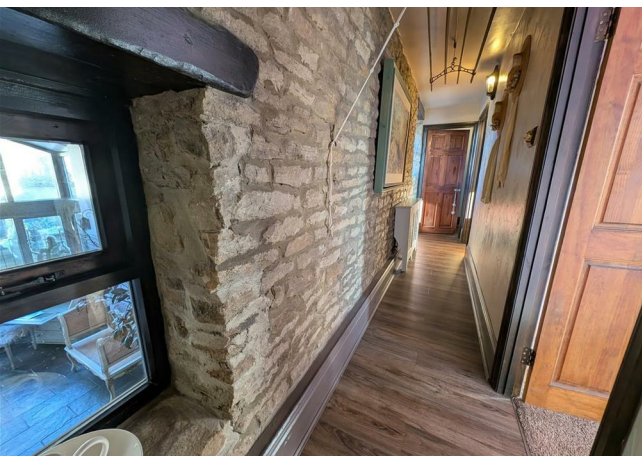
Garden Room 5.08m x 4.29m (16'08 x 14'01)

A fantastic room located to the rear over looking the courtyard garden. With vaulted ceiling, slate floor, timber double glazed windows, timber double French door to the garden, central heating radiator and exposed stone walls

Shower Room/WC

Recently refitted with corner shower cubicle with mains waterfall shower and decorative panelling, wc, pedestal wash hand basin, opaque UPVC double glazed window, central heating radiator with decorative cover and laminated floor





Utility Room

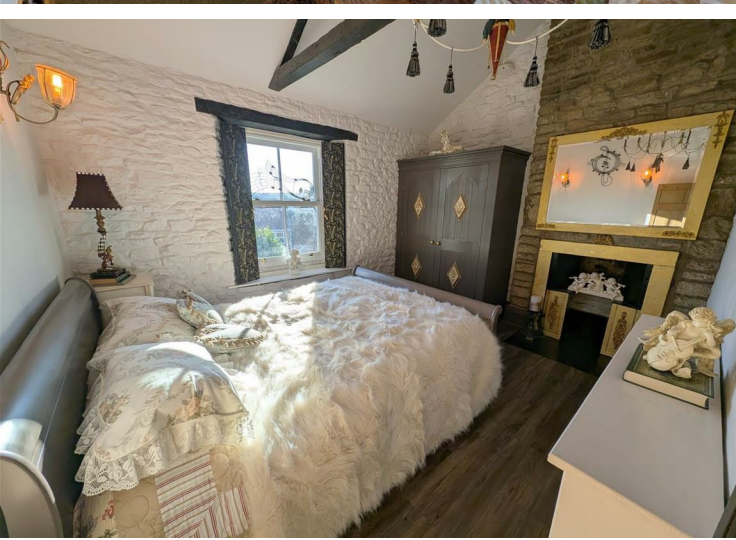
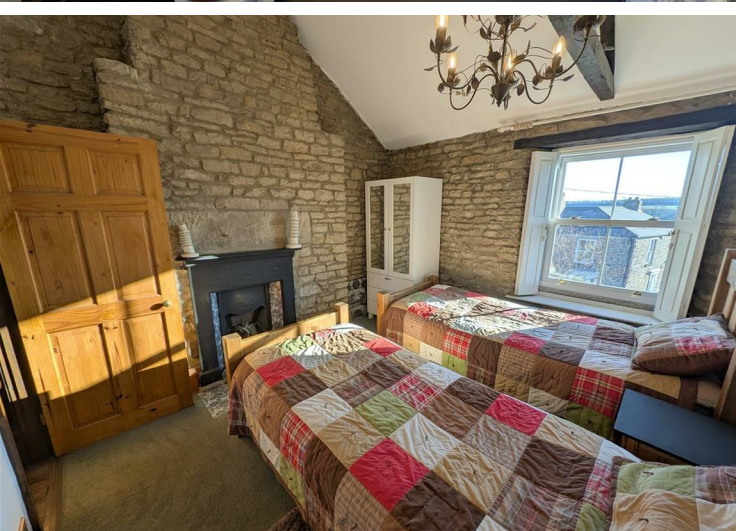
With working space including plumbing and space for washing machine and separate drier, free standing central heating boiler, and slate floor

First Floor

Landing

Running along the rear of the property providing access to all rooms with feature stone walls, lamianted floor, central heating radiator with decorative cover and UPVC double glazed window





Master Bedroom Suite

An entrance hallway gives access to the Master Bedroom Suite. There is a useful storage cupboard located in the hallway and it has laminated floor. A timber door leads to :

Bedroom 5.49m x 2.69m (18 x 8'10)

UPVC double glazed sash windows, exposed floor boards, Inglenook fireplace and cast nursery grate, central heating radiator with decorative cover, fitted wardrobes to both sides of the room, beamed and vaulted ceiling and wall light points.

En-Suite/WC

With stunning free standing clawfoot bath, hand shower over, wc, pedestal wash hand basin, opaque UPVC double glazed sash window with window shutter, beamed and vaulted ceiling, decorative central heating radiator, exposed floor boards and useful linen cupboard

Bedroom Two 3.78m x 3.00m (12'05 x 9'10)

With UPVC double glazed sash window, exposed stone walls, central heating radiator with decorative cover, Stone Inglenook fireplace, cast inset and hearth, beamed and vaulted ceiling



Bedroom Three 3.58m x 3.35m (11'09 x 11)

With UPVC double glazed sash window with window shutters, beamed and vaulted ceiling, Cast fireplace with tiled inset, central heating radiator with decorative cover and exposed stone wall

Bedroom Four 3.61m x 2.21m max (11'10 x 7'03 max)

With UPVC double glazed sash window with window shutters, beamed and vaulted ceiling, central heating radiator, exposed stone wall

Family Bathroom/WC

Recently refitted with a beautiful suite including free standing clawfoot bath with mains waterfall shower over, shower screen, wc, pedestal wash hand basin, central heating radiator, decorative wall paneling, beamed and vaulted ceiling and storage cupboard

Exterior

Externally the property has private gardens to both the front and rear of the property. Immediately to the front of the property there is a sunken garden with ample entertaining space. The gardens provides well stocked flower borders with hedge surround, barked and gravelled pathways and outhouses. To the rear of the property there are double gates which gives access to a large driveway which could provide car parking for at least three vehicles as well as an outhouse, log storage and courtyard garden.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2919-5400-2804-5161>

EPC Grade E

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: Limited, we would recommend speaking with your network provider

Council Tax: Durham County Council, Band: F Annual price: £3,558.67 (Maximum 2025)

Energy Performance Certificate Grade E

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 flooding from the river and the sea, medium risk of surface water flooding.

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.





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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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