



VENTURE
PLATINUM

High West Road | Crook
Offers Over £686,000



Nestled on High West Road in the charming town of Crook, this magnificent detached house is possibly the grandest residence in the area. Spanning an impressive 2,874 square feet, this period property boasts five spacious bedrooms and three well-appointed bathrooms, making it an ideal family home.

As you enter through the wrought iron gates, you are welcomed into a world of elegance and character. The house features five reception rooms, each filled with original features that reflect its rich history and charm. These versatile spaces offer ample room for entertaining guests or enjoying quiet family evenings.

The property stands proudly in its own grounds, providing a sense of privacy and tranquillity. With parking available for up to seven vehicles and large garage, convenience is assured for both residents and visitors alike.

This exceptional home is perfect for those seeking a blend of classic style and modern living in a desirable location. With its generous living space and stunning period details, this property is not to be missed. Whether you are looking to settle down in a vibrant community or seeking a remarkable investment opportunity, this house on High West Road is sure to impress.

GROUND FLOOR

Entrance Vestibule

Entrance Hallway

A grand welcoming hallway with its feature staircase, central heating radiator, tiled flooring, ornate coving and ceiling rose.

Lounge 5.906 x 4.956 (19'4" x 16'3")

Having feature cast iron fireplace, laminate wood flooring, central heating radiator, part panelling to walls and double doors leading to garden room.

Reception Room One 5.777 x 4.923 (18'11" x 16'1")

Having wood stripped flooring, central heating radiator, ornate coving and ceiling rose, feature fireplace having open grate and walk in bay window to front.

Reception Room Two 4.738 x 4.924 (15'6" x 16'1")

Having a feature fireplace, central heating radiator, ornate coving and ceiling rose and walk in bay window to front.

Garden Room 4.908 x 4.865 (16'1" x 15'11")

To the side of the property with tiled flooring, traditional windows and patio doors out into the lawn.

Kitchen 4.618 x 4.422 (15'1" x 14'6")

Country style kitchen fitted with a range of wall and base units with granite work surfaces over, inglenook with gas stove connection, Belfast double sink unit with mixer tap, plate rack and built in dressing unit, space for fridge freezer, central island with granite work surface, tiled flooring, central heating radiator and sash window to side.

Dining Room 5.190 x 3.318 (17'0" x 10'10")

With an oak built in dressing unit and wine rack, tiled flooring, central heating radiator and two windows one to rear and side elevation.

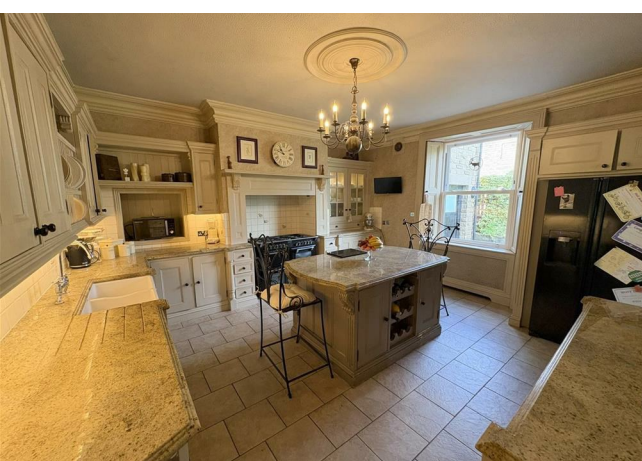
Inner Hallway

With tiled flooring, central heating radiator and rear entrance door.

Ground Floor Cloaks/ WC

With a corner sink unit, WC, wash hand basin and chrome heated towel rail.





FIRST FLOOR

Landing

A large dual aspect landing area with cast iron spindle staircase, central heating radiator and window to side.

Shower Room/ WC

Fitted with a large walk in shower unit having mains shower over, WC, wash hand basin and traditional central heating radiator.





Bedroom Five 4.489 x 3.554 (14'8" x 11'7")

Having central heating radiator, storage cupboard and window to side.

Bedroom Two 5.542 x 4.426 (18'2" x 14'6")

Having storage cupboard, central heating radiator and window to side.

Bedroom Three 4.977 x 4.701 (16'3" x 15'5")

Having central heating radiator and window to side.

Jack and Jill Bathroom/ WC

Fitted with a sunken jacuzzi bath, WC, wash hand basin, tiled flooring and walls, spotlights to ceiling and central heating radiator.

Bedroom Four 5.255 x 5.405 (17'2" x 17'8")

Having feature cast iron fireplace, central heating radiator and walk in bay window to front.



Bedroom One 5.802 x 5.021 (19'0" x 16'5")

With feature cast iron fireplace, central heating radiator and walk in bay window to front.

Main Bathroom/ WC

Fitted with a free standing bath, WC, wash hand basin set to vanity unit, traditional central heating radiator, tiled flooring and window to front.

Externally

Externally the property sits within its own gated private grounds with a gravelled driveway to the front and front lawn, to the side is a further lawned garden, whilst to the left elevation is a garage.

Garage

A large garage to the side of property with double electric doors.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2218-3050-5205-0575-8204>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mbps.

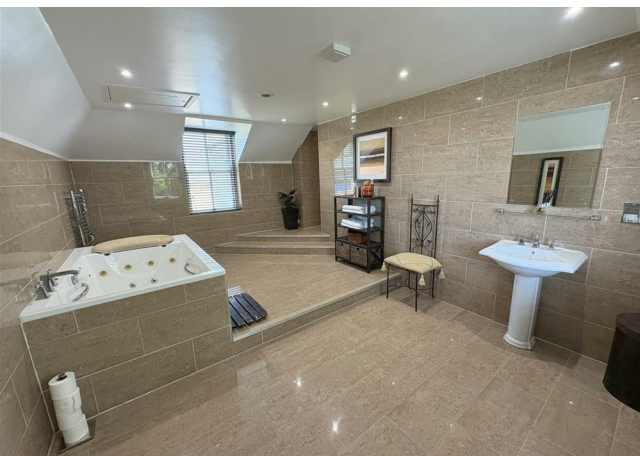
Mobile Signal/coverage: Limited with a number of different service providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: F Annual price: £3,518.75 (Maximum 2025)

Energy Performance Certificate Grade D

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.



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.





1 High West Road | Crook



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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