



VENTURE  
PLATINUM

Station Court | Bishop Auckland

Chain Free £310,000



For sale in the heart of Witton Park, this unique and beautifully restored period property promises a rare opportunity to own a former station house steeped in character and elegance. Meticulously renovated to an exceptional standard, the home blends historical charm with the comfort of contemporary living.

Beyond a welcoming entrance hallway, the impressive interior boasts remarkable large rooms adorned with high ceilings, flooding the spaces with light and providing an unrivalled sense of grandeur. The sophisticated, modern kitchen is designed for both everyday living and entertaining, seamlessly balancing style with practicality. Three generously sized double bedrooms offer ample retreat space, complemented by two well-appointed bathrooms, ensuring comfort for family and guests alike. A versatile cellar adds further scope for storage or creative use.

Outside, the property enjoys excellent private surroundings. To the rear, an enclosed paved courtyard is perfect for alfresco dining, while a manicured front lawn enhances the kerb appeal. With ample parking spaces provided, this home caters effortlessly to both residents and visitors.

Ideally positioned, the property overlooks the scenic Weardale Railway, offering views filled with heritage and the gentle bustle of passing trains – a delightful reminder of the house's storied past. Witton Park itself is renowned for its tranquil, community atmosphere and picturesque countryside setting, putting local amenities and rural walks right on the doorstep.

This exceptional former station house encapsulates the best of period architecture and modern refinement. Arrange a viewing to fully appreciate all that this remarkable home and its setting have to offer.

#### Ground Floor

##### Entrance Hallway

Via solid wood entrance door feature archway above staircase, central heating radiator and stairs to first floor.

##### Lounge 4.282 x 4.554 (14'0" x 14'11")

With feature arched windows to front, high skirting boards and central heating radiator.

##### Kitchen & Breakfast Room 4.028 x 6.897 (13'2" x 22'7")

Extensively fitted with a range of wall and base units with contrasting work surfaces over, black sink unit with mixer tap, integrated electric oven and separate electric hob with extraction hood over, built in dishwasher, fridge freezer, ample space for dining table as required, French doors to rear, central heating radiator and feature arched windows to front.

##### Utility Area

With work surface and plumbing for washing machine, central heating radiator and Rear entrance door.

##### Ground Floor Cloaks/WC

Having wc, wash hand basin.

##### Cellar

Steps leading from the utility area to the cellar

A large room with electric.





### First Floor

#### Landing

Feature original staircase on two levels





#### Bathroom/WC

Fitted with a panelled bath having shower and screen over, wc, wash hand basin with set to vanity unit, black vertical radiator.

#### Bedroom One 3.940 x 4.546 (12'11" x 14'10")

Having two feature curved windows to front, central heating radiator, small storage cupboard.

#### Bedroom Two 4.063 x 4.273 (13'3" x 14'0")

Having two feature curved windows to front and central heating radiator.

#### Ensuite/WC

Fitted with a double walk in shower cubicle with mains shower over, wc, wash hand basin set to vanity unit and chrome heated towel rail.





#### Bedroom Three 4.008 x 2.665 (13'1" x 8'8")

Having central heating radiator and two upvc double glazed curved windows to rear.

#### Externally

Externally to the front is a front lawn with pathway leading to the front door. To the rear is an enclosed paved garden over looking the railway line,

#### Agents Note

We understand that No 6 has a right of way over the rear area of no 5.

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2059-3956-2200-6345-0200>

#### EPC Grade C

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We recommend speaking to your provider

Council Tax: Durham County Council, Band: D Annual price: £2,436.06 (Maximum 2025)

Energy Performance Certificate Grade C

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 the rivers and the sea.

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

#### Disclaimer

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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.