



Crawleyside, Stanhope DL13 2DZ

£285,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Crawleyside, Stanhope DL13 2DZ



- Four Bedroom Property
- EPC Grade E
- En Suite Shower Room

- Semi Rural Location
- Two Reception Rooms
- Off Street Parking

- Heat Source Air Pump
- Utility Room
- Low Maintance Garden

Presented to the market in the charming hillside village of Crawleyside, Weardale, this impressive four bedroom family home seamlessly blends traditional character with contemporary comforts. Once serving as a local shop and now sympathetically updated throughout, the property retains its period appeal whilst offering every modern convenience.

Set along the well-known B6278 road, on the scenic incline of Crawleyside Banks leading up to Crawley Top, this residence enjoys a prime position less than half a mile north of Stanhope – a delightful market town in the heart of County Durham. Crawleyside and its surrounds are renowned for their rugged natural beauty, weaving together open countryside, picturesque walks and friendly village atmosphere.

Inside, the accommodation is two generously sized reception rooms offering flexible spaces for relaxing and entertaining. The kitchen/breakfast room features a large pantry, ideal for keen cooks and growing families, and is complemented by a useful utility room. Upstairs, four spacious bedrooms provide ample space for everyone, including an en suite shower room for the principal bedroom alongside a large, modern family bathroom.

Recently enhanced with solar panels and a heat source air pump installed in 2024, this home offers significant energy efficiency and sustainable living. To the rear there is a small, easy-to-maintain garden, perfect for enjoying a morning coffee or alfresco dining. Off-street parking is provided by a driveway to the front.

Stanhope and the wider Weardale area offer an abundance of amenities, from well-regarded schools and local shops to welcoming pubs, cafes and vibrant community events. Outdoor enthusiasts will appreciate the abundance of walking and cycling routes on the doorstep, as well as easy access to the North Pennines Area of Outstanding Natural Beauty.

This is a rare opportunity to own a characterful and beautifully updated family home in a desirable location

GROUND FLOOR

Entrance Hallway

Via front door and tiled flooring.

Dining Room

17'11" x 14'3" (5.473 x 4.359)

Having feature fitted unit to alcove, beamed ceiling, wood flooring , central heating radiator and window to front.

Inner Hallway

Having under stairs storage cupboard and steps leading to lounge.

There is also a large storage room at the end of the hallway that is currently being used as an office/computer room.

Lounge

17'7" x 14'10" (5.379 x 4.526)

Lovely feature fireplace housing multi burning stove, beamed ceiling, central heating radiator and three windows to front.

Kitchen

10'7" x 3.236 x)

Fully fitted with a good range of wall and base units having contrasting work surfaces over, stainless one and a half bowl sink unit with mixer tap, space for fridge freezer and cooking range, tiled splash backs, tiled flooring, large walk in pantry cupboard housing the heat source air pump boiler and window to rear.

Utility Room

Having plumbing for washing machine and space for tumble dryer , rear entrance door also.

FIRST FLOOR

Landing

Having storage cupboard and central heating radiator.

Bedroom One

14'8" x 11'8" (4.488 x 3.570)

Fitted with a range of Sharps wardrobes, central heating radiator and window to front.

En Suite Shower room/WC

Re Fitted with a shower cubicle Having mains rainfall shower over, wc, wash hand basin set to vanity unit and black heated towel rail.

Bedroom Two

17'11" x 9'6" (5.485 x 2.901)

Having central heating radiator and window to front.

Bedroom Three

14'3" x 8'0" (4.349 x 2.458)

Having central heating radiator, window to rear and storage cupboard

Bedroom Four

11'11" x 7'3" (3.634 x 2.229)

Having central heating radiator and window to rear.

Bathroom/WC

A large bathroom fitted with a free standing bath, wc, wash hand basin, double shower unit with mains shower, central heating radiator and spotlights to ceiling.

Externally

To the front is a courtyard paved garden as well as a car parking space providing off road parking for one vehicle.

To the rear is an enclosed low maintance 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/9268-3956-1209-0385-6200?print=true>

EPC Grade E

Other General Information

Tenure: Freehold

Electricity: Mains

Sewerage and water:_Mains

Broadband: Superfast Highest available download speed 53 Mbps Highest available upload speed 10 Mbps

Mobile Signal/coverage: We Recommend speaking to your local network provider

Council Tax: Durham County Council, Band: D Annual price: £2,467.81 (Maximum 2024)

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 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.

Agents Note

The property has solar panels to the roof fitted in 2024. We understand the solar panels are owned. The owners have also fitted an heat source air pump.

GROUND FLOOR



1ST FLOOR



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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Property Information

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