



Rough Lea Colliery | Hunwick
Offers Over £250,000



Nestled in the charming village of Hunwick, County Durham, this individual four-bedroom semi-detached home presents a rare opportunity to acquire a substantial period property in a sought-after DL15 location. Set on a generous plot, the house is offered chain free and awaits its new owners to bring their vision and creativity – the property does require some renovation, making it ideal for those seeking a project with ample potential.

Inside, the expansive layout is arranged over two floors, with four well-proportioned bedrooms and a family bathroom catering to comfortable family living. The interiors are brimming with timeless period features, including elegant fireplaces that add warmth and character to the main reception areas. Oil-fired central heating ensures comfort throughout the year. The inviting ambience is complemented by natural light flowing through the house's spacious rooms.

Externally, the property boasts delightful cottage-style gardens to the front, side, and rear—perfect for anyone with a passion for gardening or those desiring a tranquil outdoor retreat. A private gravelled drive provides ample off-road parking, completing the package for modern rural living.

Situated in the heart of Hunwick, the home offers a lifestyle defined by community spirit and serene surroundings. Hunwick itself is a picturesque village typical of the North East, featuring a welcoming atmosphere set amidst rolling County Durham countryside. Though village life is peaceful, the DL15 postal district guarantees easy access to Durham city and an array of nearby amenities, including schools, shops, and leisure facilities. Residents benefit from the scenic rural environment while remaining well-connected to the broader Durham region for transport links and everyday essentials.

A property with undeniable charm and potential, this home awaits those ready to make it their own. Arrange a viewing today and experience the unique character and location for yourself.

GROUND FLOOR

Hallway

Via composite front entrance door and storage cupboard.

Cloaks wc

Having wash hand basin and wc.

Inner Hallway/ Reception Room

Solid oak flooring, feature fireplace, central heating radiator and stairs to first floor.

Dining Room 3.698 x 4.542 (12'1" x 14'10")

With solid oak flooring, central heating radiator and uPVC double glazed windows.

Third Reception Room 3.560 x 3.670 (11'8" x 12'0")

Having feature fireplace with uPVC double glazed window to front.

Lounge 4.267 x 3.549 (13'11" x 11'7")

Having feature fireplace, central heating radiator and uPVC double glazed patio doors to front.

Shower Room

With fully tiled walls and mains shower.





Kitchen 5.822 x 2.815 (19'1" x 9'2")

Fitted with a work surface and drawers, stainless steel sink unit, oil central heating boiler, feature inglenook fireplace housing log burning stove and uPVC double glazed windows and door to rear.

FIRST FLOOR

Landing

Large landing area with central heating radiator and open staircase.





Bedroom One 2.832 x 6.303 (9'3" x 20'8")

Having two central heating radiators and double wardrobe, two sash windows to side.

Bathroom/WC

Panelled , wc, wash hand basin and central heating radiator.

Bedroom Two 3.575 x 4.548 (11'8" x 14'11")

Having central heating radiator and uPVC double glazed window to front.

Bedroom Three 4.591 x 3.612 (15'0" x 11'10")

Having two central heating radiator and two upvc double glazed windows .



Bedroom Four 3.551 x 2.663 (11'7" x 8'8")

Having storage cupboard , central heating radiator and sash windows to front.

Externally

Externally, the property boasts delightful cottage-style gardens to the front, side, and rear—perfect for anyone with a passion for gardening or those desiring a tranquil outdoor retreat. A private gravelled drive provides ample off-road parking, completing the package for modern rural living.

Agents Note

There is a small area of the garden to the side of the property where the current oil tank is situated and a brick built outhouse which is currently owned by next door. The seller has agreed to include this in the sale if the correct price is achieved. This would be dealt with at conveyancing.

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/0836-3724-4600-0223-1226>

EPC Grade E

Other General Information

Other General Information

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: Good Coverage from Vodafone, O2, 3 and EE

Council Tax: Durham County Council, Band: C Annual price: £ 2,222.19(Maximum 2026)

Energy Performance Certificate Grade: 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 ground water flooding. Very low risk of flooding from seas and rivers

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

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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





1 Rough Lea Colliery | Hunwick



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other facts 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.
Made with floorplan 5/2024

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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