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Hepworth Lane Hunwick, Crook, DL15 0LW

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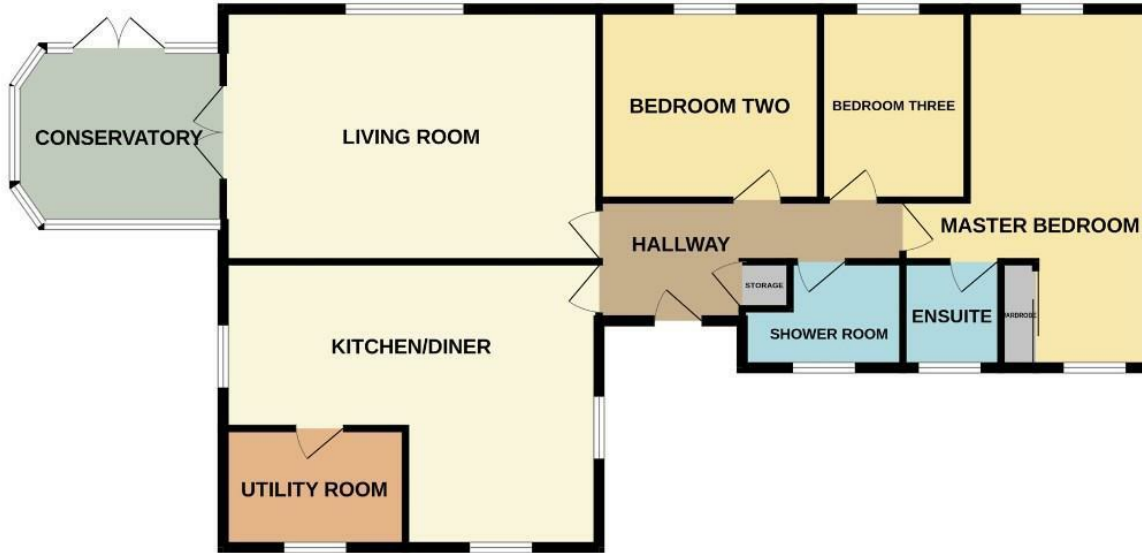
Price £450,000

A fantastic opportunity to purchase this three bedroomed, detached bungalow situated in a generous plot on the outskirts of Hunwick. The property benefits from electric gated access, privately owned solar panels along with a large workshop and garage. Hunwick is a sought after and highly regarded, semi-rural village, near Crook and is surrounded by open countryside, farmers fields and public walks. The village has a range of amenities including; a well regarded primary school, children's playground, village pub/restaurant and a tea room/café. Neighbouring towns Crook and Bishop Auckland provide access to further amenities such as supermarkets, retail stores, high street shops, cafes, restaurants as well as healthcare and leisure services. The A689 is close by leading to the A1(M) both North and South, whilst a regular bus service runs through the village.

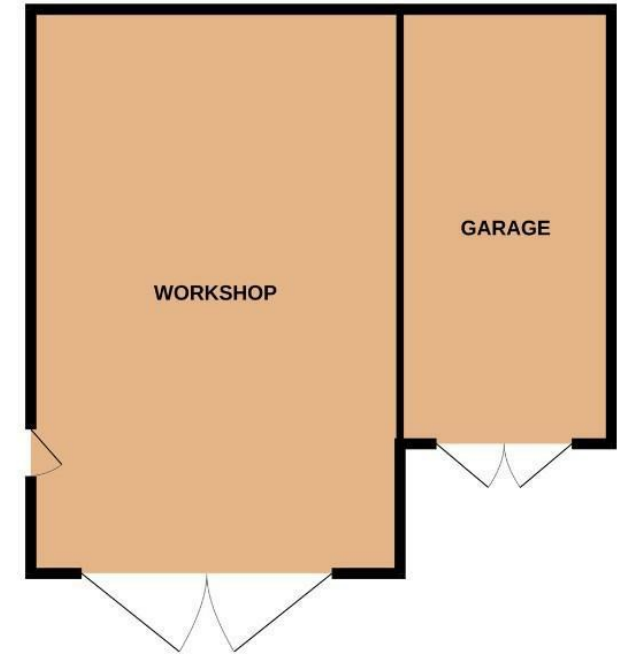
In brief the property comprises; an entrance hall leading into the living room, kitchen/dining room, utility room, conservatory, master bedroom with ensuite, two further bedrooms and shower room. Externally, electric gates open onto a sweeping driveway which leads to the front of the property which has an extensive gravelled area allowing parking for multiple cars along with the large detached workshop and additional garage. Both of the outbuildings are accessed via double doors and are fitted with electric and lighting and the workshop also benefits from water and drainage. Subject to relevant planning consents, the workshop could be converted into an annex which would create an ideal opportunity for multi-generational living or even a business opportunity as a B&B. Lawned gardens encase the side and rear of the property, fully enclosed with patio space ideal for outdoor seating and furniture.

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GROUND FLOOR



WORKSHOP / GARAGE



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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Living Room

20'0" x 12'9"

Bright and spacious living room providing ample space for furniture, dual aspect windows providing lots of natural light and French doors lead into the conservatory.

Conservatory

9'10" x 8'2"

The conservatory is a further good size providing an additional seating area overlooking the garden. French doors to the rear leading out onto the patio.

Kitchen/Dining Room

20'0" x 15'4"

The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, upstands and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor along with space for further free standing appliances and a table and chairs.

Utility Room

9'3" x 6'0"

The utility room provides additional storage space along with plumbing for a washing machine.

Master Bedroom

19'0" x 9'7"

The master bedroom is a generous double bedroom with space for a king sized bed and further furniture, benefiting from fitted wardrobes and access leading into the ensuite.

Ensuite

5'6" x 5'2"

The ensuite contains a corner shower cubicle, WC and wash hand basin.

Bedroom Two

9'10" x 7'9"

The second bedroom is a further large double bedroom with window to the rear elevation.

Bedroom Three

11'9" x 9'8"

The third bedroom is a double room with window to the rear elevation.

Shower Room

8'6" x 5'6"

The shower room contains a corner shower cubicle, WC and wash hand basin.

Workshop

29'6" x 19'8"

The workshop is a great size with double doors to the front and fitted with lighting, power, water and drainage. Previously used to store and repair multiple vehicles but could also be utilised for a variety of purposes. Subject to relevant planning consents, the workshop could be converted into an annex which would create an ideal opportunity for multi-generational living or even a business opportunity as a B&B.


Garage

Large garage accessed via double doors, fitted with power and electric.

External

Externally, gated access opens into a sweeping driveway which leads to the front of the property which has an extensive gravelled area allowing parking for multiple cars along with the large detached workshop and additional garage. Both of the outbuildings are accessed via double doors and are fitted with electric and lighting. Lawned gardens encase the side and rear of the property, fully enclosed with patio space ideal for outdoor seating and furniture.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









