



STONE LEE FOLLY VIEW  
Butterknowle,

# STONE LEE FOLLY VIEW

County Durham, DL13 5QB

Nestled in the charming village of Butterknowle, this deceptively spacious four-bedroom detached family home offers a perfect blend of comfort and style. Lovingly built by the current owner, the property showcases a thoughtful design that prioritises both space and functionality.

## ACCOMMODATION

- \* Immaculately presented
- \* Spacious detached family home
  - \* Four bedrooms
  - \* Three bathrooms
  - \* 21ft living room
  - \* Garden
  - \* Driveway
  - \* Double garage



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## Situation & Amenities

Barnard Castle 7 miles, Bishop Auckland 9 miles, Darlington 16 miles. Please note all distances are approximate. The property is set in a picturesque area within open countryside, to the south of popular Hamsterley forest. The villages of Butterknowle and Copley are located in the Gaunless Valley in scenic lower Teesdale. Barnard Castle and Bishop Auckland are easily reached and provide plentiful amenities. There are many beautiful places to visit including nearby Hamsterley Forest, the Wear Valley Railway and picturesque walking countryside are all easily accessed from the property. The village of Butterknowle itself has a primary school, village hall, doctors surgery and public house.





### The Property

There is a 21ft living room and conservatory providing ample space for relaxation and entertainment. The generously sized rooms throughout the home create an airy atmosphere, making it ideal for family living. The well-appointed kitchen is perfect for culinary enthusiasts, while the adjoining dining area is perfect for family meals or hosting friends. The property boasts four comfortable bedrooms, providing plenty of room for family members or guests. With two well-designed bathrooms, ensuring convenience for all.

Outside, the home features a driveway leading to a double garage, offering secure parking and additional storage space. The surrounding village location adds to the appeal, providing a peaceful setting while still being within easy reach of local amenities.

This delightful family home is a rare find, combining spacious living with a tranquil village atmosphere. It is perfect for those seeking a welcoming environment to create lasting memories. Don't miss the opportunity to make this charming property your own.

### Accommodation



## Ground Floor

With UPVC glazed entrance door to entrance hall with vaulted ceiling, staircase to first floor and doors to ground floor living space. The spacious living room boasts dual aspect accessed via glazed timber double doors and further timber double doors leading through to conservatory. The conservatory has triple aspect and patio doors leading onto the garden. The dining kitchen is the heart of this family home with a matching range of wall and base units incorporating granite worktops, dual aspect windows, built-in electric hob, oven with extractor hood above and boasting ample space for dining. To the rear of the kitchen is the utility room with doors to a cloakroom/wc and personal door to double garage. On the ground floor is the master bedroom with fitted wardrobes and en-suite shower room. There is a further bedroom on the ground floor, currently used as a study and house bathroom.

## First Floor

There are two large bedrooms on the first floor, one with fitted wardrobes. There is also a shower room on the first floor with step-in shower cubicle, pedestal wash hand basin and low level WC.

## Externally

### Garden

There is an enclosed garden mainly laid to lawn with planted borders, patio area with wall and fenced boundaries.

### Driveway

Gravelled driveway providing ample off-street parking.

### Double Garage

With remote up and over door, power, light and personal door to utility room.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.  
For Council Tax purposes the property is banded E.

### Particulars

Particulars written in August 2025.  
Photographs taken in August 2025.

### Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Services and Other Information

Mains electricity, drainage and water are connected. Oil fired central heating.

## Stone Lee, Folly View, Butterknowle DL13 5QB

Approximate Gross Internal Area  
2778 sq ft - 258 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
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- Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	
(81-91) B	69	
(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

