



Old White Lea | Roddymoor, Crook  
£395,000



A four bedroom semi-detached house in a rural location near the village of Roddymoor, on the outskirts of Crook in County Durham, offering an immaculate interior and generous outside space.

Sympathetically modernised by the current owners, the property provides two reception rooms and a bespoke, hand made Staples Woodcraft kitchen, incorporating a gas fired Rayburn. Thus providing flexible living and dining options.

There is a large utility/boot room as well as a good sized snug/fourth bedroom to the ground floor.

Character features to the main living room include a fireplace with wood burning stove, adding a focal point and sense of warmth.

The good-sized master bedroom includes an ensuite and the remaining two double bedrooms share the family bathroom, which includes a free-standing bath, providing a comfortable space to unwind.

Outside, the house benefits from extensive gardens, a large wooden workshop, car parking for 2 cars, and an electric car charging point.

Directly across the road is a paddock, we understand the land measures 2.48 acres approximately, ideal for those looking for additional outdoor space.

The location offers pleasant walking and horse riding routes and attractive views, making it well suited to anyone who enjoys the countryside. Despite being located down a quiet country lane, Old White Lea sits conveniently just outside Crook, where you'll find everyday amenities including supermarkets, shops and cafés, as well as primary and secondary schools.

Further facilities are available in nearby Bishop Auckland and Durham. Public transport links include bus services from Crook towards Bishop Auckland and Durham.

Durham railway station, around a 25–30-minute drive away, offers services to Newcastle in around 15 minutes and to London in around 3 hours, making longer journeys straightforward. Viewing is recommended to appreciate the setting, the quality of the accommodation and the outdoor space on offer.

## GROUND FLOOR

### Entrance Hallway

Having laminate flooring, stairs rising to first floor, central heating radiator and uPVC double glazed entrance door.

### Lounge 4.243 x 4.054 (13'11" x 13'3")

Having a feature fireplace housing a wood burning stove, central heating radiator, uPVC double glazed window to front and opening into the kitchen

### Kitchen 4.169 x 4.209 (13'8" x 13'9")

Fitted with a bespoke kitchen by staples woodcraft, having base units with granite work surfaces over, a rayburn range cooker, Belfast ceramic sink unit, space for fridge freezer, tiled flooring spot lighting to ceiling and patio doors to rear garden.

### Utility Room 4.418 x 3.758 (14'5" x 12'3")

Fitted with base units having contrasting work surfaces over, ceramic sink unit, plumbing for washing machine and space for tumble dryer, dishwasher, central heating radiator natural slate floor, two uPVC double glazed windows and door to rear.





Ground Floor Cloaks WC  
Having a wash hand basin and wc.

Snug/Bedroom Four 4.390 x 3.480 (14'4" x 11'5")

With a feature brick fireplace, laminate wood flooring, beamed ceiling, access to understair cupboard and uPVC double glazed window to front.

FIRST FLOOR





### Landing

A spacious landing area having feature arched window to rear, offering views over the rear garden and open countryside beyond. Access to loft hatch which the seller has advised is insulated and partly boarded, with a drop down ladder.

### Bedroom One 4.290 x 4.165 (14'0" x 13'7")

With central heating radiator and uPVC double glazed window to front providing views over the paddock and countryside beyond.

### En Suite Shower Room/WC

Fitted with a corner shower unit having mains shower over, wc, wash hand basin and heated towel rail.



### Bedroom Two 4.140 x 3.588 (13'6" x 11'9")

Having a double walk-in cupboard, central heating radiator and uPVC double glazed window to front providing views over the paddock and countryside views beyond

### Bedroom Three 4.098 x 3.653 (13'5" x 11'11")

Having Fitted wardrobes, central heating radiator and uPVC double glazed window to rear, offering views over the rear garden and open countryside beyond

### Bathroom/WC

A good sized family bathroom fitted with a free standing bath, wc, wash hand basin set to vanity unit, bidet, corner shower unit and heated towel rail.

### Externally

Immediately to the front of the property there is a forecourt providing off street car parking for two vehicles. Double side timber gates lead to a large stone walled garden which is mainly laid to lawn with shrubs, flower borders, large driveway, a timber workshop, electric charging point and greenhouse.

### Paddock

Immediately across the road there is a large, fenced paddock, we understand the land measures 2.48 acres approximately, which currently includes a number of fruit trees as well as two blocks of willow trees ready to coppice for logs. For a copy of the title plan depicting the land, please contact our office. The land is on a separate title to the property.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0336-2524-9600-0737-1226>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage: Vortex Sewerage System

Broadband: Standard Broadband available. Highest available download speed 22 Mbps Highest available upload speed 1 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider to discuss this further.

Council Tax: Durham County Council, Band: D. Annual price: £2,499.97 (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 and flooding from the rivers and sea

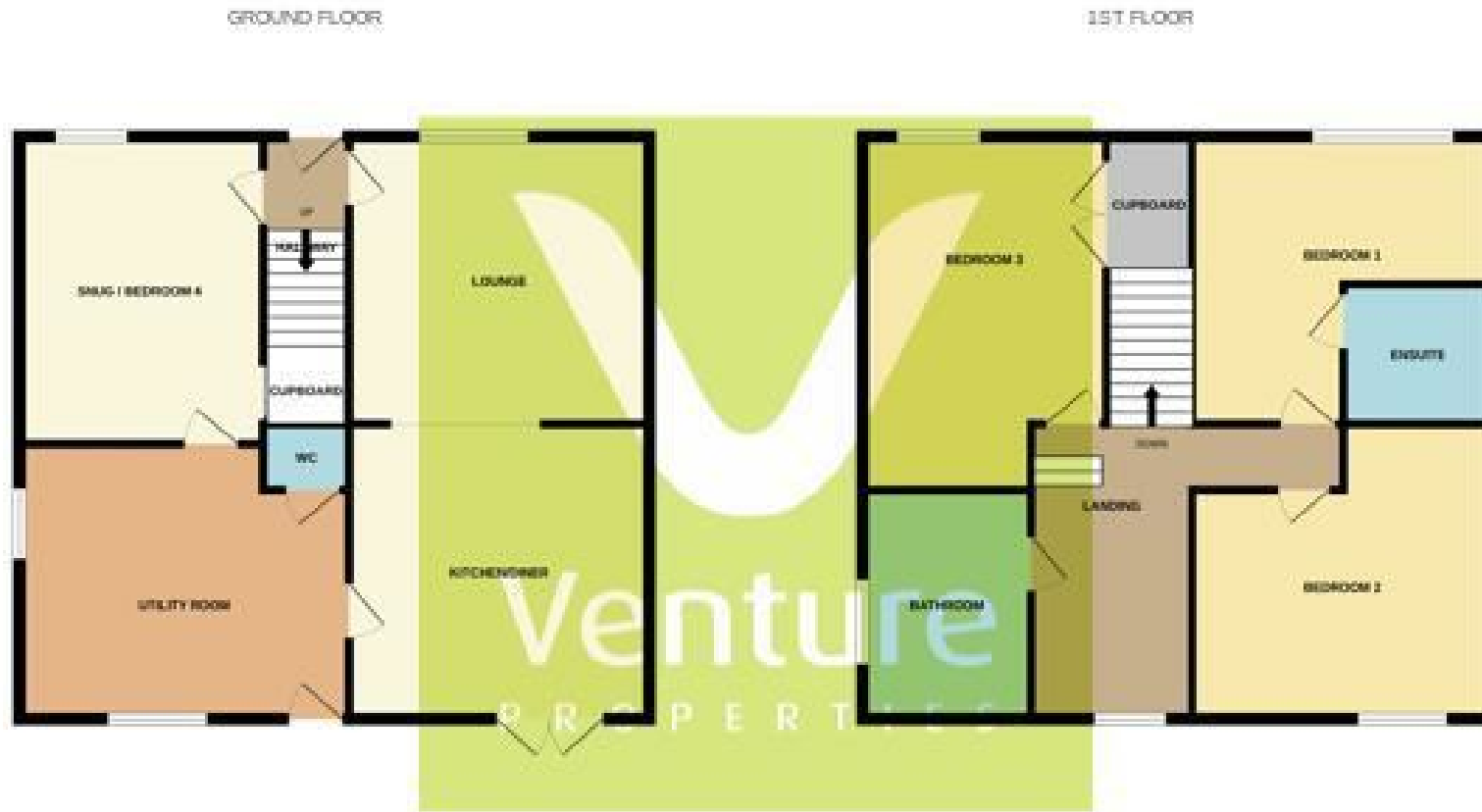
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# 1 Old White Lea | Roddymoor, Crook



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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.