Harthope Burn, St. Johns Chapel, DL13 1QE
2 Bed - Cottage
£170,000

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Harthope Burn
St. Johns Chapel, DL13 1QE

Robinsons have the pleasure of offering to the sales market, with NO FORWARD CHAIN, this delightful Grade II listed, two bedroom country cottage, occupying a charming position within the St John's Chapel. The property presents a wonderful opportunity for those seeking a characterful rural retreat, whilst still enjoying the convenience of being within easy walking distance of the village centre, local shop and two welcoming public houses.

Full of charm and character, the cottage retains many of the traditional features one would hope to find within a historic countryside home, including attractive exposed beamed ceilings and a characterful solid fuel stove. The property also enjoys lovely views over the surrounding countryside, adding to its peaceful and picturesque setting.

Further benefits include an enclosed garden to the side with a pleasant outlook, together with a hardstanding area providing parking for approximately three vehicles, situated just across the road.

The accommodation briefly comprises an entrance porch leading into the welcoming hallway, with staircase rising to the first floor. The charming kitchen/dining room is fitted with a range of wall, base and drawer units, incorporating a hob and oven, dishwasher and fridge freezer. An inset sink is positioned beneath a window overlooking the surrounding fields. There is also ample space for a dining table.

The inviting lounge provides generous space for comfortable seating and features a solid fuel stove, creating a warm and cosy focal point, together with a window overlooking the front aspect. A useful utility room provides space for a washing machine and tumble dryer, with a door leading directly out to the enclosed garden.

THANK
YOU!

Internal accommodation continued
To the first floor are two well-proportioned double bedrooms. The principal bedroom is particularly impressive in size and could comfortably accommodate two double beds, if required, and also benefits from a useful storage cupboard and loft hatch. The loft space is insulated and benefits from lighting.

The bathroom has a traditional three-piece suite comprising a charming roll-top bath with electric shower over, wash hand basin set within a vanity unit and WC.

Outside
Externally, there is a small garden area to the front, whilst the principal enclosed garden is situated to the side of the cottage and provides a lovely space in which to sit and enjoy the peaceful surroundings. The hardstanding parking area is located immediately across the road, just a short stroll from the property.

Location
St John's Chapel is a particularly attractive village, surrounded by the stunning countryside of Upper Weardale and having a primary school and a vibrant community resource in the town hall with varied activities throughout the year including a cinema on occasions. The cottage is ideally positioned for those who enjoy an outdoor lifestyle, with numerous scenic walking routes and bridle paths accessible close by. Despite its rural setting, the village itself provides everyday amenities, including a village shop and public houses, all within walking distance.

The larger towns of Consett, Crook and Bishop Auckland are also within convenient travelling distance, making this an idyllic country home whilst remaining well connected to surrounding areas.

Viewings
Viewing comes highly recommended and are by appointment only, please contact Robinsons to arrange yours.

Agent Notes
Council Tax: Durham County Council, Band B
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - none
Electricity supply – Mains
Water Supply – Mains
Sewerage – Septic tank Shared with another cottage split costs 50/50.
Heating – combination of solid fuel and electric radiators
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

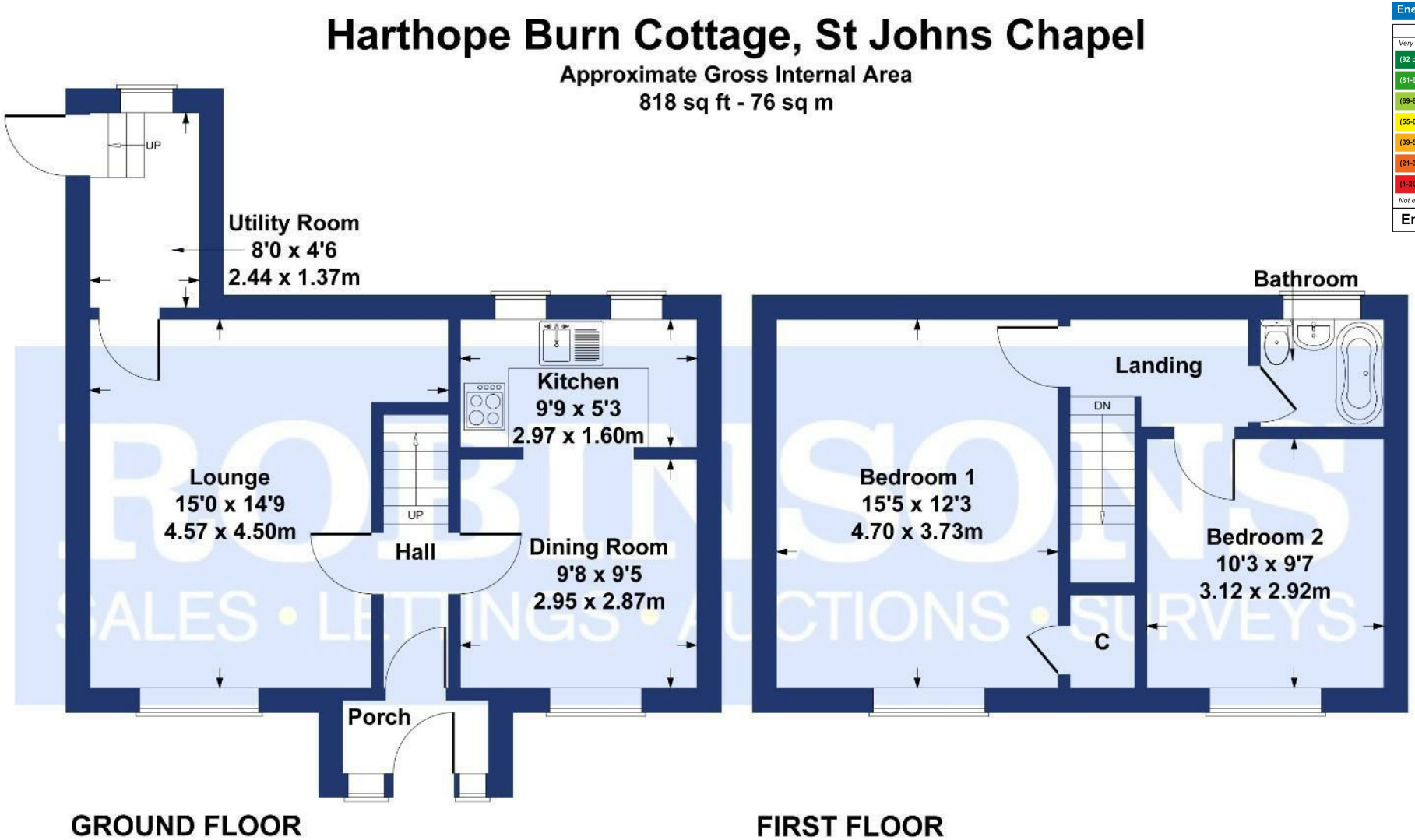
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

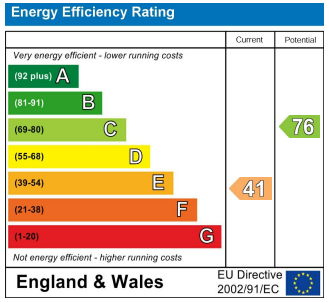
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Harthope Burn Cottage, St Johns Chapel

Approximate Gross Internal Area
818 sq ft - 76 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.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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