Swinhopeburn

Westgate DL13 1SJ

By Auction £205,000

Venture
PROPERTIES

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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x 3 x 2 x 2

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £205.000
- EPC GRADE Exempt
- Rural Weardale Position
- Requires Modernisation SOLD AS SEEN
- Three Bedroom Semi Detached Farmhouse
- Original Features
- Being sold via 'Secure Sale'
- Grade II Listed Building
- Includes Land

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Grade II Listed Building

Nestled in the tranquil village of Swinhopeburn, Westgate, this charming semi-detached farmhouse offers a unique opportunity for those seeking a peaceful rural lifestyle. With three spacious bedrooms, this property is perfect for families or individuals looking for a serene retreat. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining.

While the farmhouse retains many original features that add character and charm, it is important to note that it requires renovation, allowing you to put your personal touch on the home. The property is equipped with solid fuel and LPG heating, ensuring warmth during the colder months. Additionally, it benefits from a shared septic tank with the neighbouring property, which is a practical consideration for potential buyers.

One of the standout features of this property is the generous parking space, accommodating up to five vehicles, making it ideal for those with multiple cars or visitors. The land included within the sale offers further potential for gardening, outdoor activities, or even expansion of the property, subject to the necessary permissions.

Situated in a secluded rural position, this farmhouse provides a peaceful escape from the hustle and bustle of city life, while still being within reach of local amenities. If you are looking for a project that combines the charm of an old farmhouse with the potential for modern living, this property in Swinhopeburn is certainly worth considering.

GROUND FLOOR

Entrance Hallway
Via timer front entrance door and storage cupboard..

Lounge
15'4" x 16'4" (4.675 x 4.993)
Having a open fireplace housing log burning stove, stone floor, beamed ceiling and window to front.

Kitchen
12'7" x 7'9" (3.837 x 2.366)
Very Basic kitchen having sink unit installed with electric wall heater above, and rear window.

Utility Area
to the rear of the house with plumbing for washing machine.

Rear Passage
with stone steps leading to rear entrance door.

Dining Room
16'4" x 12'8" (4.994 x 3.863)
Old range oven , stone flooring and window to front.

Part Shower Room
No Fittings

FIRST FLOOR

Landing
Having ladder/stairs to a loft room which is split into two rooms.

Bedroom One
16'6" x 11'1" (5.041 x 3.380)
Having feature fireplace , wood flooring and window to front.

Bedroom Two
12'7" x 9'10" (3.838 x 2.998)
Having feature fireplace central heating radiator and window to front.

Bedroom Three
12'7" x 5'10" (3.838 x 1.779)
With central heating radiator and window to front.

Bathroom/WC
Fitted with a panelled bath, wc, wash hand basin and central heating radiator.

Externally
Externally is a enclosed front garden, an area of utility to the side with tress and shrubbery. To the rear is a garden area
Outside the front boundary wall is an open plan area providing parking if required and houses the septic tank which we understand is shared with the neighbouring property.

LAND
The extent of the buildings and land included within Title Number DU257170 extends to approximately 0.74 acres, a measurement as taken from online digital mapping registered with Land Registry's own records.

Potential buyers should satisfy themselves before purchasing the actual land area, as reliance cannot be given".

For a copy of the title plan depicting the land, please contact our office.

Auctioneers Comments
Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@ventureproperties uk.com