



Venture
PROPERTIES

West End

Wolsingham DL13 3AP

Offers In The Region Of £220,000

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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West End

Wolsingham DL13 3AP



- Two Bedroom Cottage
- EPC Grade D
- Attic Space

- Traditional Features
- Feature Fireplace
- Situated in the West End Of Wolsingham

- CHAIN FREE
- Ground Floor Cloaks WC
- Stunning Cottage

Pilar Box Cottage presents a rare opportunity to acquire a charming, chain-free traditional stone cottage nestled in the desirable west end of Wolsingham. This beautifully presented home exudes character throughout, with beamed ceilings and a cosy fireplace complete with a gas stove taking centre stage in the lounge—perfect for relaxing evenings in.

The inviting country kitchen offers a warm heart to the home, complemented by a convenient ground floor cloakroom and a practical rear lobby. Upstairs, two comfortable double bedrooms provide peaceful retreats, serviced by a well-appointed family bathroom. Additional accommodation is provided by a useful attic space accessed via a drop-down ladder, offering flexible storage or potential for use as a hobby area.

Wolsingham itself is a sought-after village situated on the edge of the stunning North Pennines Area of Outstanding Natural Beauty, affording residents the luxury of breathtaking countryside walks on the doorstep. The bustling village centre is just a short stroll away, hosting an array of independent shops, traditional pubs, and welcoming cafés. Excellent local schools and convenient transport links to nearby Durham and Bishop Auckland add to the appeal for both families and professionals.

Discover the unique blend of traditional charm and rural tranquillity that Pilar Box Cottage and its delightful surroundings have to offer. Arrange your viewing today and step into your perfect country home.

GROUND FLOOR

Entrance Hallway

Having front entrance door and stairs to first floor.

Lounge

18'02" x 14'02" (5.54m x 4.32m)

Having feature fireplace housing a gas burning stove, beamed ceiling and sash window to front.

Kitchen

12'7" x 9'8" (3.845 x 2.969)

Fitted with wall and base units with contrasting work surfaces over, integrated electric oven and gas hob, plumbing for washing machine, space for fridge freezer, dishwasher.

Rear Vestibule

Having rear entrance door and laminate flooring.

Ground Floor Cloaks wc

Fitted with wc, wash hand basin, tiled flooring and central heating radiator.

FIRST FLOOR

Landing

With central heating radiator.

Bedroom One

13'10" x 9'7" (4.217 x 2.945)

Having double fitted wardrobe, central heating radiator and sash window to front.

Bedroom Two

11'10" x 9'7" (3.616 x 2.945)

Having central heating radiator, sash window to front storage cupboard housing gas boiler.

Bathroom/WC

Fitted double shower cubicle with mains shower over, wash hand basin, wc, chrome heated towel rail.

Attic Space

14'6" x 10'7" (4.440 x 3.229)

A useful attic area having drop down ladder and central heating radiator with velux window.

Externally

To the rear is a small area enough to sit a little bistro set and a small shed.

Agents Note

The Passage way to the side of the property belongs to the neighbouring property. There is a right of way to pass over it to gain access to the rear of no 64 West End

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2255-6660-2826-6331>

EPC Grade D expires 2036

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast 80 Mbps 20 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider
Council Tax: Durham County Council, Band: B Annual price: £1,996.30 (Maximum 2026)

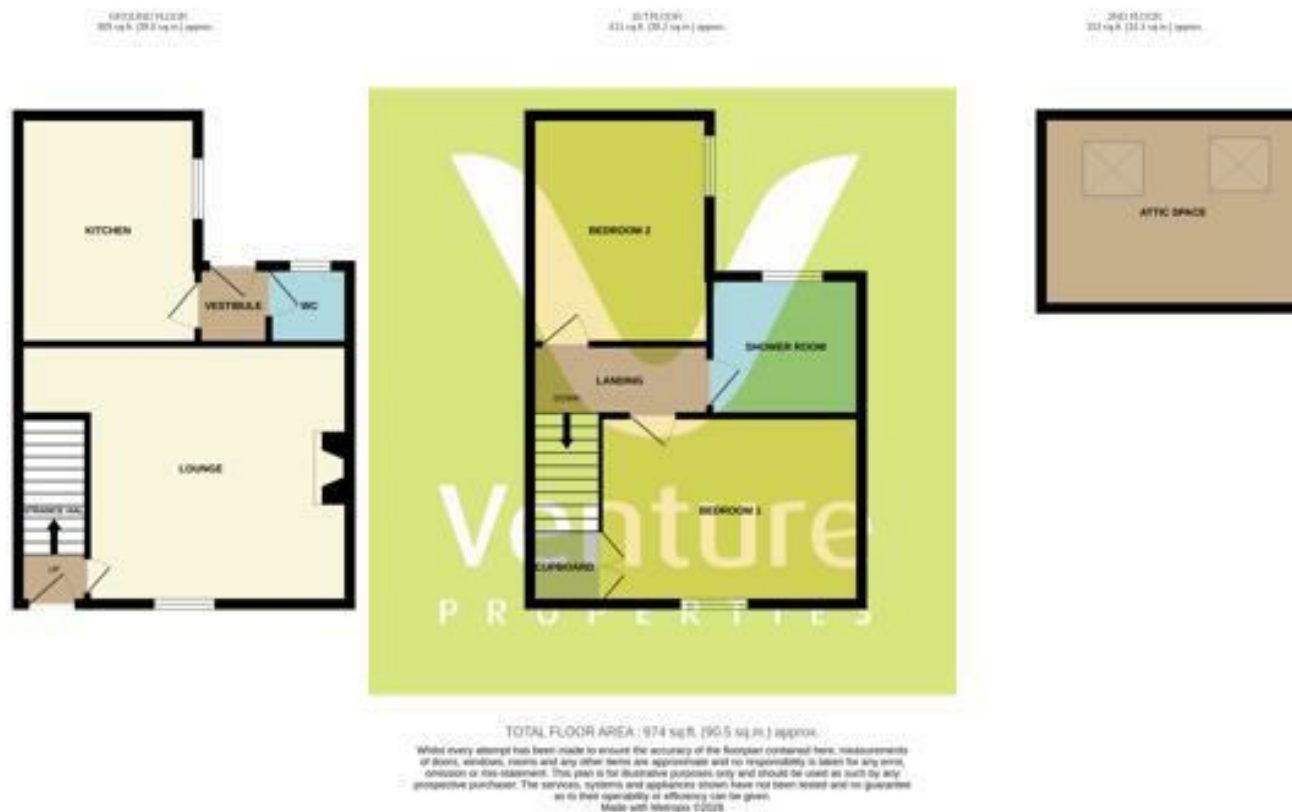
Energy Performance Certificate Grade D

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 rivers and the sea.

Conservation Area: Wolsingham Designated: 1975

Disclaimer

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