



Church Row, Crawleyside, Stanhope, DL13 2DY
1 Bed - House - Mid Terrace
£125,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Church Row, Crawleyside Stanhope, DL13 2DY

* NO FORWARD CHAIN * RENOVATED THROUGHOUT * REAR GARDEN *

Robinsons are delighted to bring to the sales market, with the added benefit of no onward chain, this beautifully renovated one-bedroom cottage, brimming with charm and character throughout.

In recent years, the property has undergone an extensive programme of refurbishment, resulting in a truly stunning home finished to a high standard. Improvements include a stylish new kitchen and bathroom, replacement windows, an LPG gas boiler, as well as new flooring and tasteful decoration throughout. The home has the option to be purchased fully furnished.

The internal accommodation briefly comprises a spacious and inviting lounge, featuring an exposed stone chimney breast with an inset log-burning stove, creating a warm and cosy focal point. There is ample space for both seating and dining furniture. The kitchen is fitted with a range of solid wood wall, base, and drawer units, complemented by an integrated hob and oven, along with space for a washing machine and fridge/freezer.

To the first floor, the property offers a generous double bedroom enjoying far-reaching countryside views to the front aspect, along with a useful over-stairs storage cupboard. The bathroom is well-appointed with a four-piece suite, including a separate shower cubicle and a freestanding bath, offering both style and practicality.

Externally, there is an enclosed rear garden with a paved decking area, providing the perfect space to relax or entertain.

Crawleyside is ideally situated on the outskirts of Stanhope, surrounded by beautiful countryside and an abundance of scenic walking routes. The nearby village of Stanhope offers a range of local amenities, including a public house, cafés, and a traditional butcher.

Early viewing is highly recommended to fully appreciate all that this charming home has to offer. Please contact Robinsons to arrange your appointment.













Furniture

The owner has advised the house can be sold fully furnished for an extra cost, please speak to the agent for further information.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - LPG gas

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – LPG Gas

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 – Nothing in the local area to affect this property that we are aware of. 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.

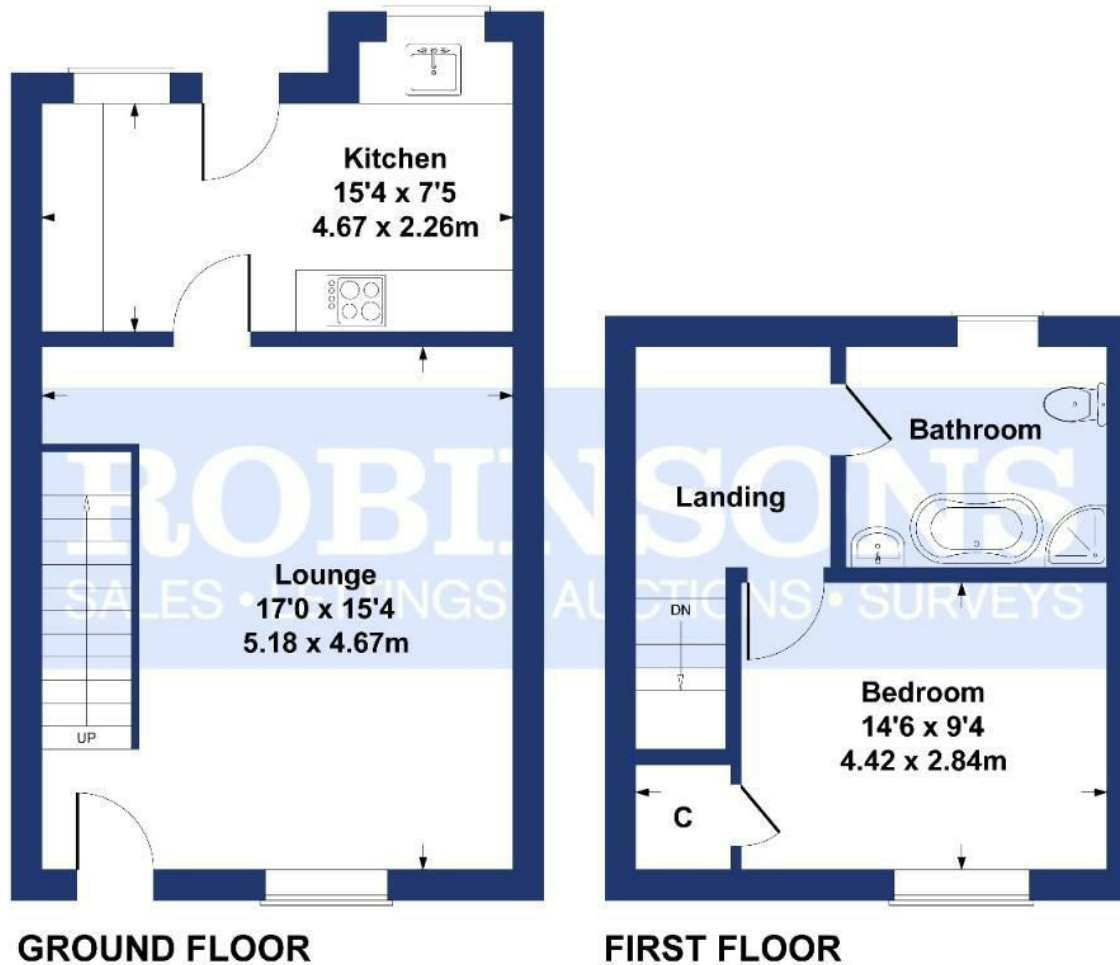
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Church Row, Crawleyside, Stanhope

Approximate Gross Internal Area
653 sq ft - 61 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E	46	
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

