Holme Field, Frosterley, DL13 2QZ
2 Bed - House - End Terrace
Starting Bid £115,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Holme Field
Frosterley, DL13 2QZ

Auction end date: 30-10-2026 at 14:00

For sale by modern auction, guide price £115,000, plus reservation fee
Robinsons are delighted to offer to the sales market this charming and well-presented two-bedroom end-terrace home, situated in the highly sought-after village of Frosterley in the heart of Weardale. Updated and improved in recent years, the property offers spacious and versatile accommodation, making it an ideal purchase for a range of buyers including first-time purchasers, downsizers, and those seeking a countryside retreat.

The property benefits from gas central heating via a combination boiler and UPVC double-glazed windows throughout.

The accommodation briefly comprises a welcoming lounge featuring a log-burning stove, creating a warm and cosy atmosphere. The well-appointed kitchen is fitted with a quality range of wall, base and drawer units, complemented by a central island with breakfast bar seating, integrated dishwasher, and space for additional appliances. A useful utility room provides space for a washing machine, while the stylishly refitted shower room boasts a contemporary three-piece suite including a walk-in shower enclosure, wash hand basin and WC. An additional ground-floor room, formerly the kitchen, offers excellent potential for use as a snug, boot room, home office or further utility space. Completing the ground floor is a rear porch overlooking the garden.

To the first floor are two generous double bedrooms, including a spacious principal bedroom fitted with a range of built-in wardrobes and storage solutions.

A staircase from the landing leads to the attic space, providing further useful storage and potential for a variety of uses, subject to any necessary consents.

Externally, the property enjoys an enclosed rear garden designed with low maintenance in mind. Featuring a paved patio area and a charming pizza oven, it provides the perfect space for outdoor dining, entertaining and relaxing during the warmer months.

SAWDUST IS MAN GLITTE

Location
Frosterley is surrounded by stunning countryside, offering an abundance of scenic walks and outdoor pursuits. The village itself benefits from a range of local amenities including a shop, primary school and public house, and is well served by a regular bus route.

Viewings
Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an internal inspection.

Agent Notes
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
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 – NA
Probate – NA
Rights & Easements – None known
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 – NA
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – NA
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

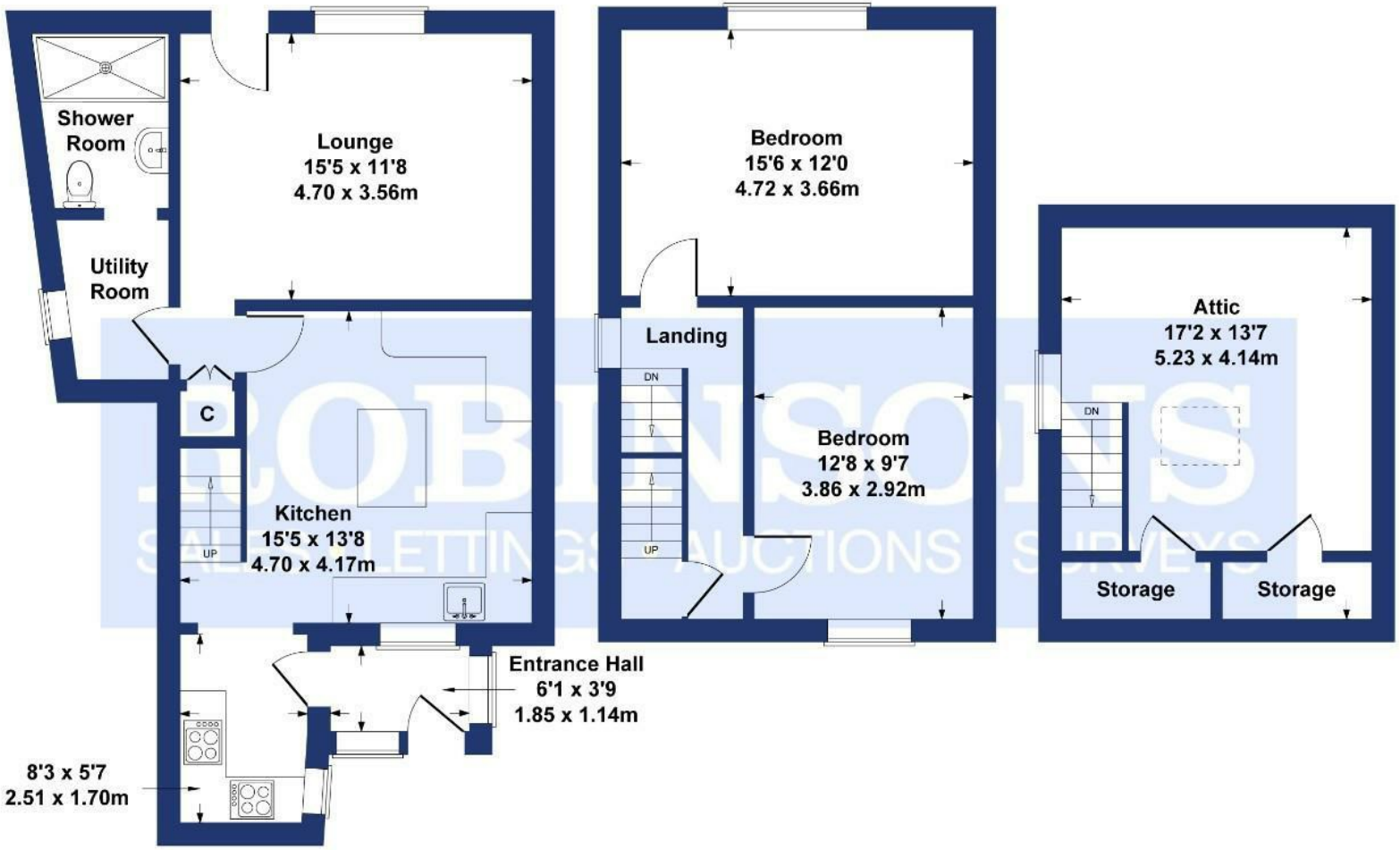
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

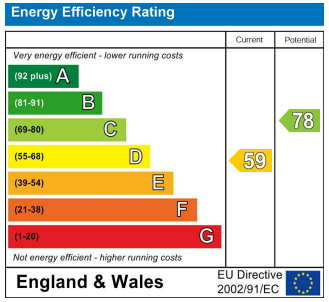
Modern auction
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Holme Field Frosterley

Approximate Gross Internal Area
1195 sq ft - 111 sq m



GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**



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.

Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

RICS

ARLA
Association of Residential Letting Agents

mortgage CHOICE
from Robinsons