



Coppice Wood, Hunwick, DL15 0LL  
5 Bed - House - Detached  
Offers Over £350,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Coppice Wood

## Hunwick, DL15 0LL

Robinsons are delighted to bring to the sales market, with the benefit of no forward chain, this substantial and well-presented five-bedroom detached family home, situated within the sought-after and conveniently located village of Hunwick.

The property has been lovingly maintained and significantly improved by the current owners, offering spacious and versatile accommodation throughout. Notable features include a sun room extension to the rear, two further reception rooms, and five generous double bedrooms, two of which benefit from en-suite shower rooms.

Improvements include modern fixtures and fittings throughout, UPVC double glazing, a gas combination boiler, and an impressive re-fitted kitchen featuring a range of contemporary units, integrated appliances, and a central island.

The internal accommodation briefly comprises a welcoming entrance hallway with cloakroom/WC and staircase to the first floor. A spacious lounge enjoys a bay window to the front aspect, while the dining room offers ample space for a large table and features French doors leading through to the sun room, which enjoys pleasant views over the rear garden. The kitchen is extensively fitted with modern wall, base, and drawer units, complemented by a matching central island.

To the first floor are four well-proportioned bedrooms, including a rear bedroom with en-suite shower room, and a front-facing bedroom benefiting from far-reaching countryside views. A stylish family bathroom, fitted with a freestanding bath with mains shower attachment and quality fixtures and fittings, completes this level.

The second floor is dedicated to the principal bedroom, a generous double room with its own en-suite shower room, finished with a modern three-piece suite and an impressive walk-in shower enclosure.























### Outside

Externally, the property boasts a large front driveway providing off-road parking for multiple vehicles and access to the integral garage. The enclosed rear garden features a lawned area, paved patio, timber decking, pizza oven, and enjoys open countryside views, making it ideal for both family living and entertaining.

### Location

Hunwick is a charming and well-regarded village, surrounded by picturesque countryside, offering an abundance of scenic walking routes. The village itself benefits from a highly regarded primary school, a welcoming tea room, and a traditional village public house. A wider range of amenities can be found in the nearby towns of Crook and Bishop Auckland, while Durham City Centre is just a short drive away, providing access to a comprehensive range of shopping, leisure facilities, and excellent rail links.

### Agents Notes

Council Tax: Durham County Council, Band E - Approx. £3205.00 p.a

EPC Rating: C

Tenure: Freehold

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 (not metered)

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 – yes

Probate – being applied for 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.



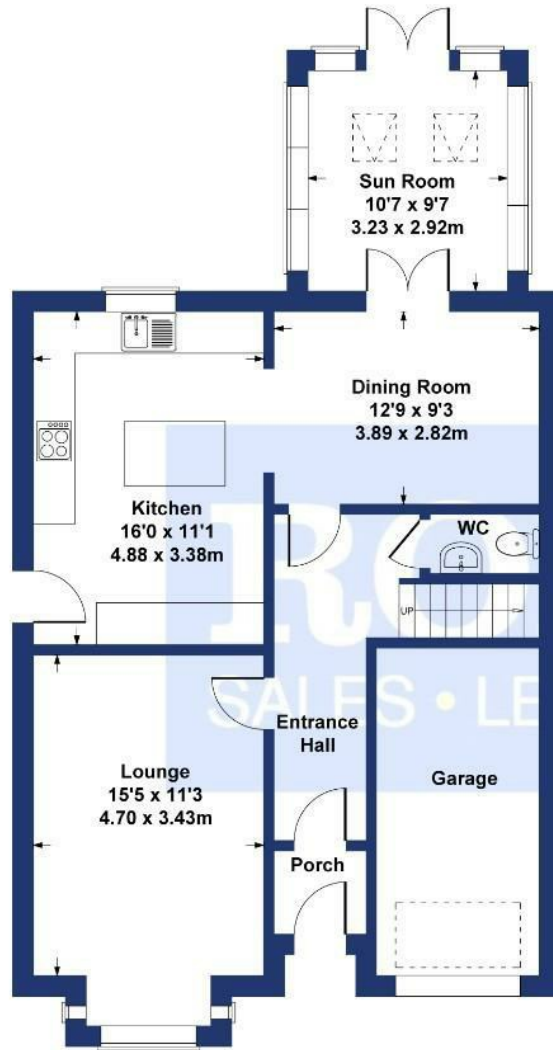




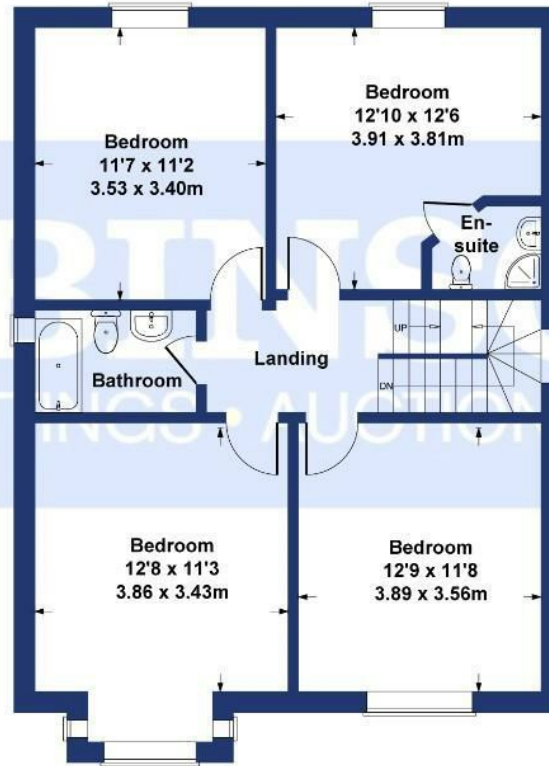
# Coppice Wood Hunwick

Approximate Gross Internal Area  
2170 sq ft - 202 sq m

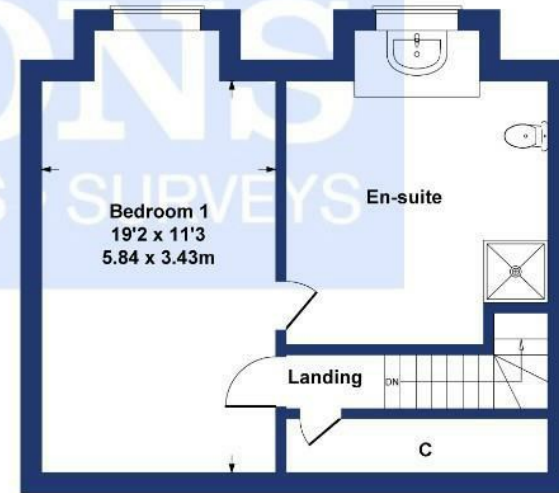
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (81-81) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

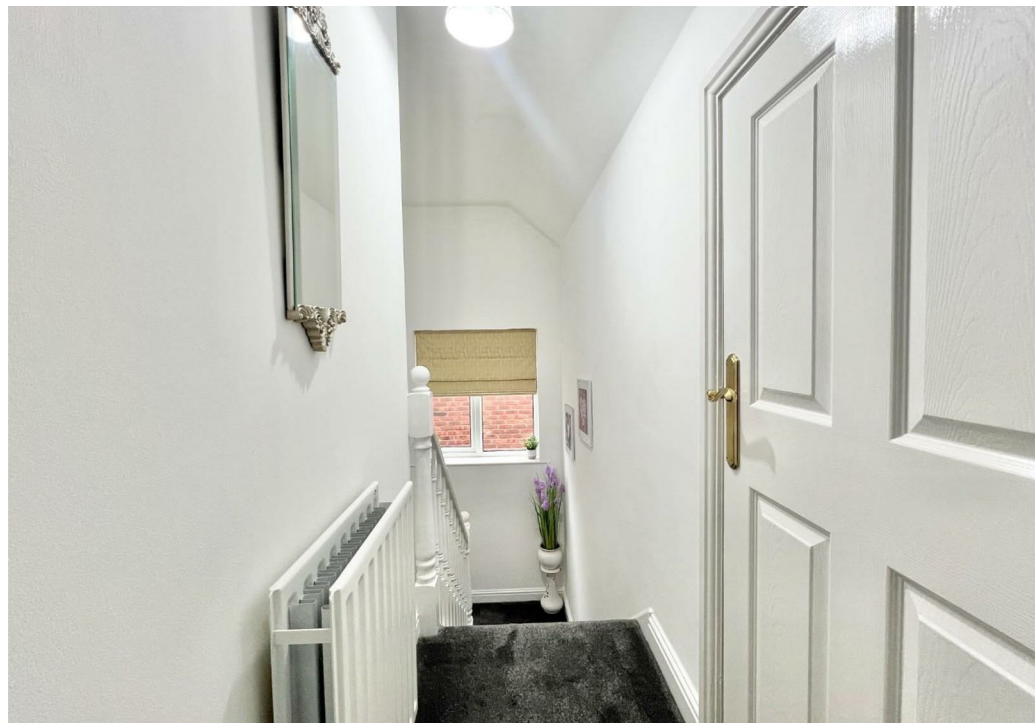
## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

















Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
[info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

