



Old Road End
Brancepeth | Durham | County Durham | DH7 8DT

 FINE & COUNTRY

STEP INSIDE

Designed to provide flexible living for a variety of lifestyles, the property boasts a spacious living/dining room, filled with natural light, creating a welcoming space for both everyday family life and entertaining. The well-proportioned kitchen provides ample potential to become the heart of the home, while the five bedrooms, arranged across the ground and first floors, offer excellent flexibility for growing families, multi-generational living or those seeking dedicated home office space.

The accommodation has been well maintained over the years and provides an excellent foundation for its next owners. Whilst the property would now benefit from cosmetic modernisation, it presents an exciting opportunity to personalise and enhance the interiors to suit individual tastes, creating a truly bespoke home in an outstanding village location. With its generous proportions, adaptable layout and enviable position, Old Road End offers exceptional potential to create a forever home of real distinction.









SELLER INSIGHT

“ Old Road End has been our family home for over 30 years, and from the moment we first arrived, it was the peaceful setting that captured us. Although tucked away in complete privacy, we've always loved being part of the wonderful Brancepeth community, where neighbours are friendly, welcoming and always willing to help.

Life here has been wonderfully calm. We have enjoyed countless walks around the village and surrounding countryside, with Brancepeth Castle, the golf course and beautiful woodland all quite literally on the doorstep. It is a place where you can slow down, enjoy nature and appreciate the changing seasons, yet Durham City and excellent transport links are only a short drive away.

The house itself has given us the space to watch our family grow, with rooms that have adapted to every stage of life. The gardens have been just as special, offering complete privacy and somewhere to relax, entertain and simply enjoy the peace and quiet. It is this combination of generous space, seclusion and village life that has made Old Road End such a happy home.

As we begin a new chapter, we know the next owners will have the opportunity to make the property their own while enjoying everything that has made living here so special. We will miss the tranquillity, the wonderful surroundings and the unique sense of community that Brancepeth offers, but we hope the next family will create as many happy memories here as we have.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

STEP OUTSIDE

One of Old Road End's defining features is its wonderfully private setting. Screened from neighbouring properties, the home enjoys a peaceful environment where mature planting and established gardens create a genuine sense of seclusion rarely found within a village setting.

The gardens provide attractive spaces to enjoy throughout the seasons, with generous areas of lawn, mature trees and established borders combining to create a tranquil backdrop for outdoor entertaining, family gatherings or simply relaxing in complete privacy. Ample driveway parking and the detached nature of the property further enhance its appeal, offering both practicality and exclusivity.

Combining an exceptionally private position with generous accommodation and the opportunity to modernise to individual specification, Old Road End represents a rare chance to create an outstanding home in one of County Durham's most desirable village locations.

Location

Beyond the boundaries of the property lies the enduring charm of Brancepeth, a picturesque and historic village renowned for its character and sense of community. At its heart stands the magnificent Brancepeth Castle, one of the North East's finest medieval landmarks, while the highly regarded Brancepeth Castle Golf Club offers championship-standard golf in beautiful surroundings. The village itself enjoys an enviable balance of rural tranquillity and convenience, with scenic countryside walks on the doorstep and excellent connections to Durham City and the wider region.

Directions

From the A1(M), leave the motorway at Junction 61, signposted for Durham (A690). Follow the A690 towards Crook for approximately 4 miles before turning right onto the A690/B6300 towards Brancepeth. Continue into the village, passing the entrance to Brancepeth Castle and Brancepeth Castle Golf Club. Follow the road through the village, where Old Road End is situated in a private position just off the main village road.

[what3words ///bracelet.pebble.essays](https://www.what3words.com/bracelet.pebble.essays)

Services, Utilities & Property Information

Utilities – Mains electricity and water, Drainage to a septic tank

Tenure – Freehold

Property Type – Detached Dormer Bungalow

Construction Type – Standard

Council Tax – Durham County Council Band G

Parking – Driveway and double garage

Mobile Phone Coverage – Check with your provider

Internet Connection – Broadband

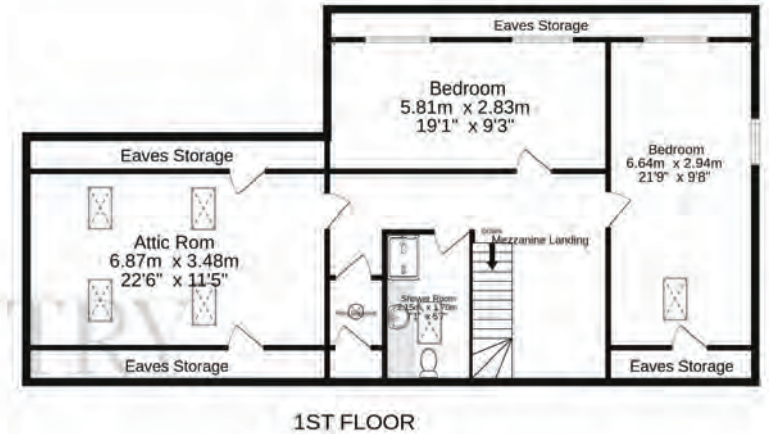
Public and Private rights of way – N/A

Other information – Some of the trees at the property are subject to Tree Preservation Orders

Viewing Arrangements

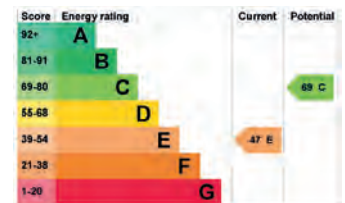
Strictly via the vendors sole agent at Fine & Country Durham on 0330 166 4646.





OLD ROAD END, BRANCEPETH, DURHAM. DH7 8DT.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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