VENTURE

PLATINUM

Frosterley | Frosterley
Chain Free £340,000

Sat on the banks of a tranquil riverside, this charming stone-built detached residence presents a wonderful opportunity for those seeking a peaceful countryside retreat or a lucrative holiday let investment. Offered to the market chain free, this delightful two-bedroom property boasts traditional character blended seamlessly with modern comforts, all set amidst generous outdoor space and mature natural surroundings.

The property welcomes you with a cosy entrance porch, leading through to a spacious kitchen and dining room – a perfect setting for relaxing family meals or entertaining guests. The inviting lounge flows seamlessly into a bright and airy sun room/living area, where panoramic riverside views create a serene backdrop year-round. Enjoy leisurely mornings bathing in sunlight or evenings spent admiring the ever-changing landscape from the comfort of your home.

Downstairs, two well-proportioned double bedrooms provide ample accommodation, both benefitting from access to a ground-floor conservatory that opens directly onto the property's generous gardens. These outdoor spaces include a private wooded copse, ideal for nature lovers and offering endless opportunities for outdoor recreation, gardening, or simply unwinding amidst the peaceful sounds of the river. Fishing enthusiasts will also delight in the included fishing rights, making the most of this stunning waterside location.

Perfectly positioned for those seeking relaxation and escape, the property is also conveniently located within easy reach of charming local villages and picturesque countryside walks. Explore scenic trails, discover traditional country pubs, or visit nearby market towns boasting independent shops and a welcoming community atmosphere. Excellent road links connect you to larger towns and local amenities, making everyday living both tranquil and convenient.

This unique property blends rural beauty with exceptional potential, offering the ideal setting for a permanent home, weekend

GROUND FLOOR

Entrance Lobby
Via Double uPVC entrance doors and tiled flooring.

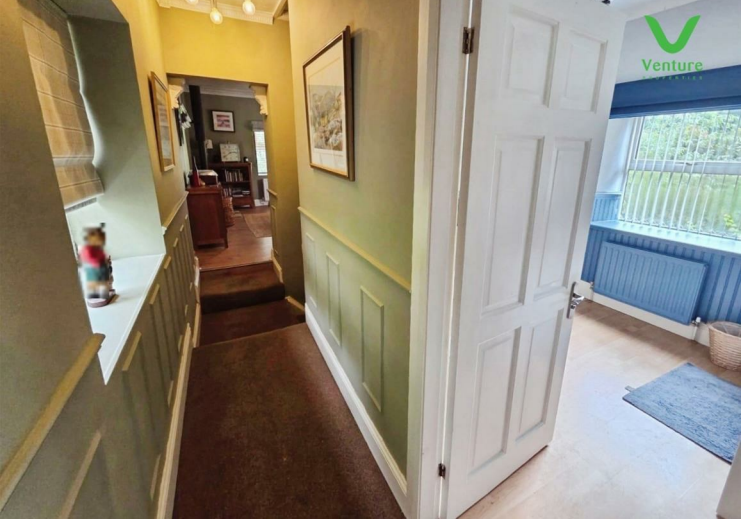
Kitchen/Diner 4.522 x 4.213 (14'10" x 13'9")
Fitted with a range of base, wall and drawer units, with inset one and a half bowl sink unit, Integrated dishwasher, Built in oven, hob and extractor hood, wall mounted gas combi central heating boiler in wall unit, double glazed windows to both front and rear, coved ceiling and central heating radiator.

Bathroom/WC
Fitted with a white suite including a freestanding bath with shower mixer handset, separate tiled shower cubicle with mains power shower, pedestal wash hand basin, w/c. With central heating radiator, part timber panelled walls and double glazed window to front with river views.

Lounge 4.214 x 3.717 (13'9" x 12'2")
With double glazed windows to both rear and side, multi burning stove, two central heating radiators, coved ceiling and television point leads through to sitting room.

Sitting Room 3.920 x 2.904 (12'10" x 9'6")
Designed to maximise the river views by protruding and overhanging the lower storey, this room has floor to ceiling double glazed windows to all sides enjoying stunning views of the river, bridge, Weardale Heritage Railway and the countryside beyond.

LOWER FLOOR



Bedroom One 4.746 x 3.766 (15'6" x 12'4")
Having tiled flooring central heating radiator and uPVC double glazed window to front.

Bedroom Two 3.646 x 2.582 (11'11" x 8'5")
Having tiled flooring, under stairs storage cupboard, central heating radiator and uPVC double glazed window to front.

Conservatory 4.186 x 3.829 (13'8" x 12'6")
Having tiled flooring and uPVC double glazed patio doors and windows to rear garden.

Externally
Leading from the conservatory is a paved terrace, enjoying spectacular riverside views, extensive lawned gardens and further riverbank copse/woodland garden having fishing rights. To the front is a block paved driveway allowing for off road parking for at least two vehicles.

Energy Performance Certificate
To view the full Energy Performance Certificate please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/9773-3015-9204-4492-3204?print=true

EPC Grade D

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Standard
Mobile Signal/coverage: Good with EE, but we recommend you speak to your local network provider
Council Tax: Durham County Council, Band: D Annual price: £2,544.64 (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 High risk of flooding from surface water

Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.
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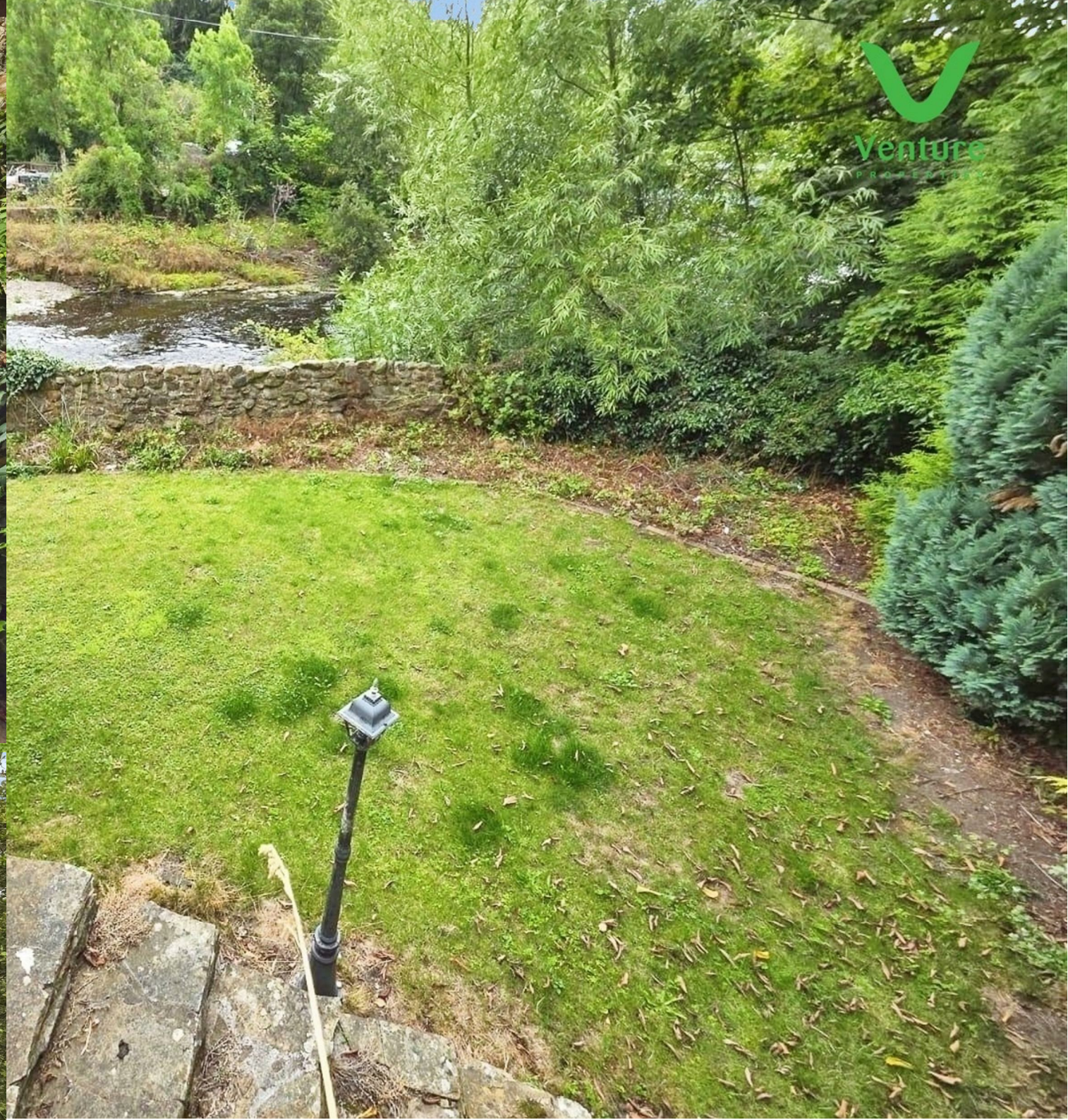
Agents Note
Please note the house gardens and woodlands are on Three separate titles


Venture
PROPERTIES

Broadwood Lodge Frosterley | Frosterley

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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