



Rosedene, Southside
Butterknowle



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PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Nestled in the picturesque semi-rural surroundings Rosedene is a deceptively spacious two-bedroom semi-detached house offering the perfect balance of countryside charm and comfortable living. Set on a generous plot behind wrought iron gates, the property offers ample driveway parking, a garage, and garden spaces—ideal for those seeking a tranquil lifestyle with convenient access to village amenities and scenic countryside.

Step inside through a contemporary UPVC glazed front door and be welcomed by a tiled hallway with dado-height panelling and access to a boarded loft, ideal for additional storage. The living room is a true heart of the home, with a striking inglenook fireplace, multi-fuel burning stove, ceiling beams, and a bay window that fills the space with natural light. French doors lead into a conservatory, constructed with classic dwarf stone walls and UPVC double-glazed windows—perfect for relaxing year-round while enjoying garden views.

Downstairs, the layout flows seamlessly into a warm and inviting dining room, also featuring an inglenook fireplace with a multi-fuel stove and handy understairs storage. The adjoining kitchen is well-equipped with a range of wooden units, integrated double oven and electric hob, and a convenient breakfast bar with window views across the garden. A utility room offers additional workspace and storage, with plumbing for a washing machine, tiled splashbacks, and access to the side of the house. There is also a well-appointed family bathroom with corner bath and dual-aspect obscured windows providing both privacy and light.

Upstairs, discover two generous double bedrooms. The main bedroom benefits from a walk-in wardrobe, while Bedroom Two enjoys views across the garden and neighbouring fields, featuring a sliding barn door that opens to an en suite shower room with a step-in mains-fed shower.

Externally, the property's appeal is further enhanced by raised flower beds and a charming pond at the entrance, as well as a paved and pebbled rear patio—perfect for alfresco dining. The rear garden is laid to lawn, storage shed with and a discreetly tucked away oil tank.



This property enjoys a peaceful location close to the open countryside of County Durham, providing easy access to scenic walks, rolling fields, and the beautiful North Pennines Area of Outstanding Natural Beauty. Local villages offer schools and transport links which are within reach for family convenience.

This is an exceptional opportunity to experience an idyllic semi-rural lifestyle with all the comforts of a modern, well-maintained home. Don't miss the chance to view this unique property—arrange your visit today and discover everything it has to offer.

PRICE

£315,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1 and info@addisons-surveyors.co.uk

PROPERTY INFORMATION

Title Number(s): DU244093

Tenure: Freehold

Local Authority: Durham

Council Tax Band: C

Annual Price: £2,331

Conservation Area No

Flood Risk: Very low

Predicted Broadband Speed: Basic 3 Mbps, Superfast 47 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Water, Drainage Mains. Oil Fired Central Heating

SURVEY

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

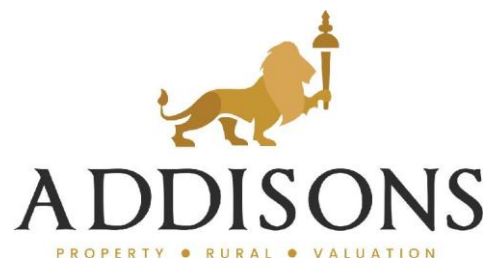


COVERNANTS AND EASEMENTS

This property is subject to an easement which will need to be verified by the sellers solicitors.

BROCHURE

Details and photographs taken September 2026



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info@addisons-surveyors.co.uk

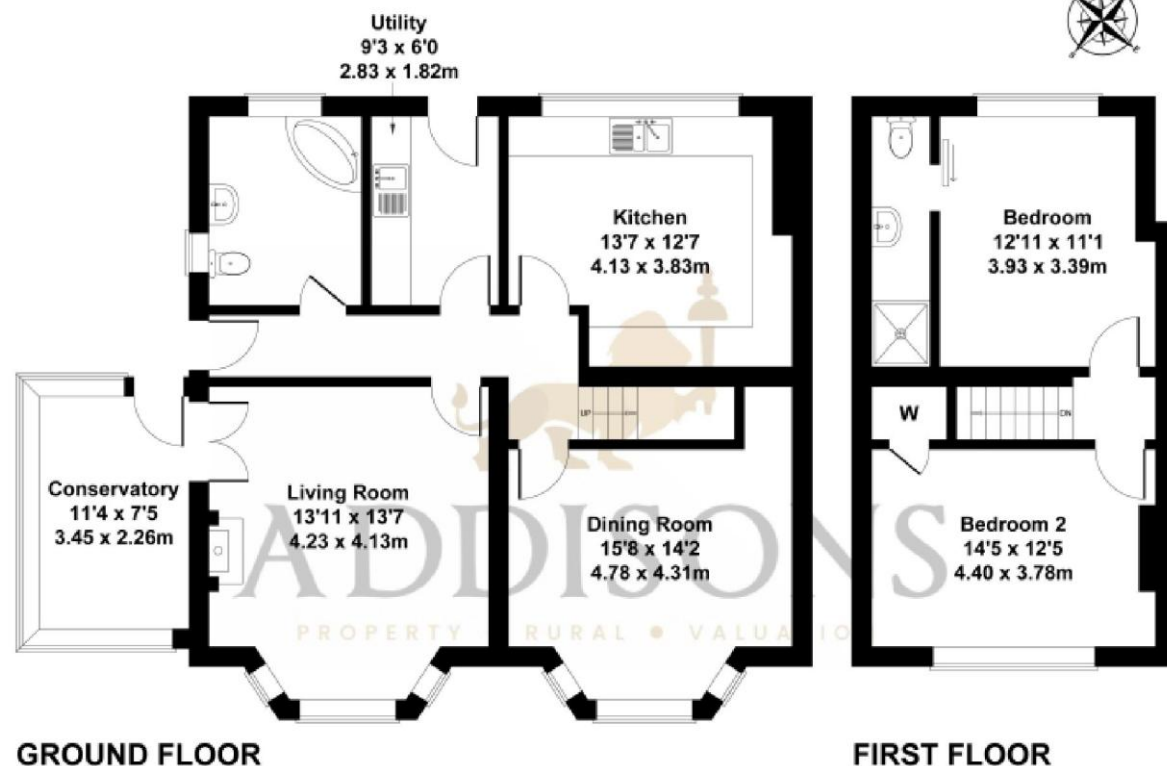
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Floor Plan

Rosedene, Southside ,Bishop Auckland

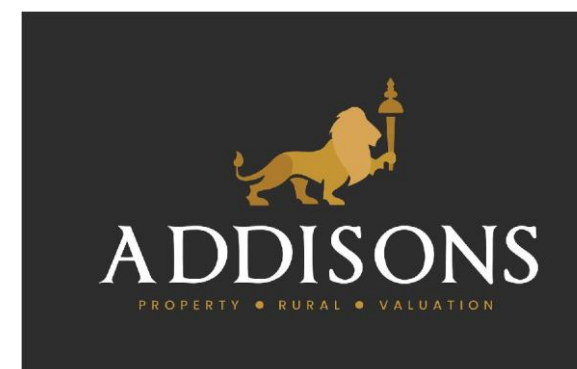


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		



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