Brotherlee, Westgate, DL13 1SR
4 Bed - Cottage - Semi Detached
£600,000

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Brotherlee
Westgate, DL13 1SR

Robinsons are delighted to offer to the sales market this truly remarkable Grade II listed, four-bedroom stone-built country home, occupying an idyllic position within the desirable rural hamlet of Brotherlee, Westgate. Surrounded by unspoilt countryside and enjoying far-reaching rural views, this exceptional property offers a rare combination of historic charm, generous gardens and approximately five acres of adjoining land, making it an ideal home for those seeking a peaceful country lifestyle.

The property retains an abundance of period features befitting a home of its age and stature, including exposed timber beams, open fireplaces and sash windows, complemented by spacious and versatile accommodation. A particularly appealing feature is the boot room, perfectly suited to rural living, while the established gardens and Scandinavian-style BBQ cabin provide wonderful spaces for outdoor entertaining and relaxation.

The accommodation briefly comprises an entrance area leading to three generous reception rooms, each offering considerable versatility and lending themselves equally well to formal dining, comfortable sitting rooms or cosy snugs. The well-appointed kitchen features a range of wall, base and drawer units, with space for a Rayburn cooker and a dining table. An inner hallway provides access to the staircase and further accommodation, together with a shower room fitted with a three-piece suite.

To the first floor are four bedrooms, comprising three generous double bedrooms and a smaller single bedroom. The spacious landing provides an additional versatile area, ideal for a reading nook or home study. The family bathroom is fitted with a traditional three-piece suite, including a bath with shower over, wash hand basin and WC.

Outside

Outside, the property is approached via a shared gravelled driveway, which continues to the house and provides off-road parking within a carport. The beautifully established gardens are a particular delight, offering a wealth of mature planting and lawns, together with a charming stream meandering through the garden, creating a tranquil and picturesque setting.

A further garden area houses the impressive Scandinavian BBQ cabin, providing an exceptional space for entertaining guests throughout the seasons. Beyond the principal gardens lies approximately five acres of additional land, offering considerable appeal to equestrian buyers or those wishing to keep livestock and other animals, subject to any necessary consents.

Location

Brotherlee, Westgate enjoys an enviable position within an area renowned for its outstanding natural beauty, with an abundance of countryside, scenic walking routes and picturesque landscapes on the doorstep. Despite its peaceful and secluded setting, the property remains within convenient reach of the surrounding towns, including Stanhope, Consett and Bishop Auckland, which offer a range of everyday amenities, independent shops, schools and leisure facilities.

A property of considerable character and distinction, this unique home represents a rare opportunity to acquire a substantial period residence in an exceptionally beautiful rural setting, with the added benefit of extensive gardens and approximately five acres of land.

Agent Notes

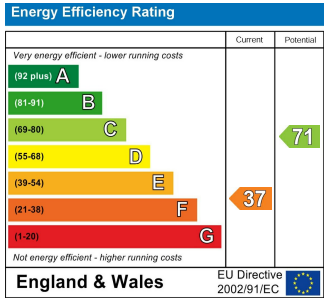
Council Tax: Durham County Council, Band D - Approx. £2,622 p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - none
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Oil 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 – no
Probate – NA
Rights & Easements – Neighbouring propeties have pedestrian and vehicle access over some areas of land owned by subject property.
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 – Yes
Planning Permission – Check with seller.
Accessibility/Adaptations – No
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

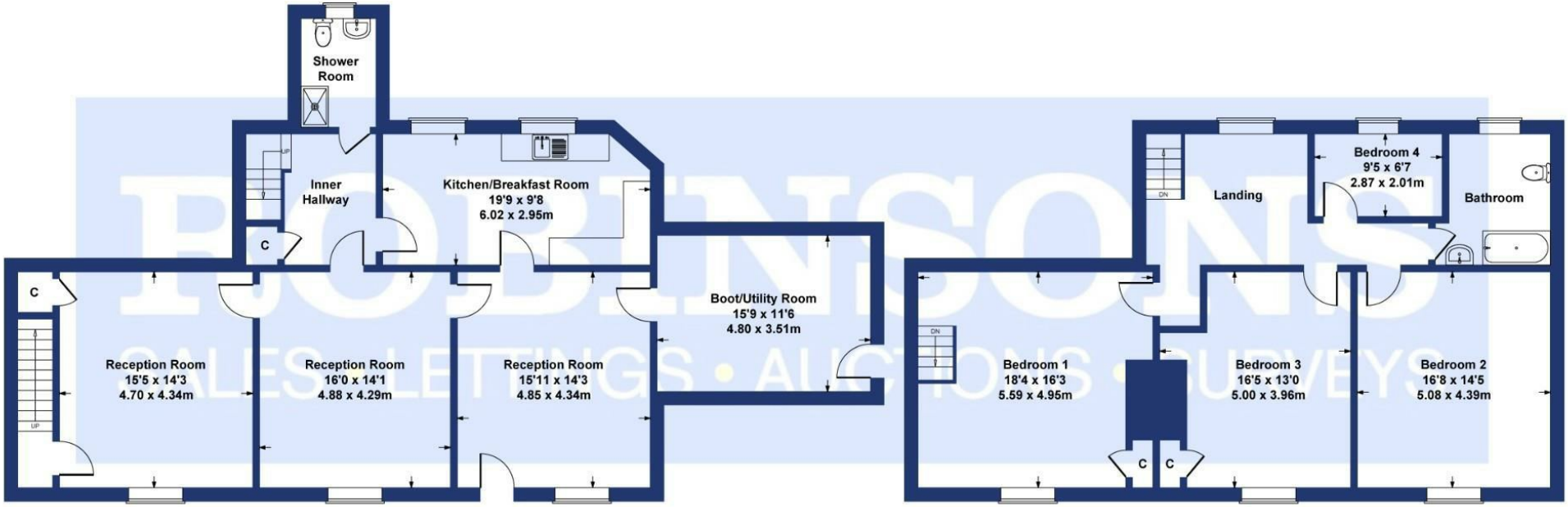
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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



The Cottage Brotherlee

Approximate Gross Internal Area
2322 sq ft - 216 sq m



GROUND FLOOR

FIRST 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

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