
HUNTERS®
HERE TO GET you THERE
8 Sawmill Cottages, Dipton, Stanley, DH9 9JY

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Asking Price £90,000

This well-presented two-bedroom end-terrace home is located in the popular village of Dipton, near Stanley, and offers an ideal opportunity for first-time buyers or those looking to downsize. With an EPC rating of C and council tax band A, it's an economical and practical choice for modern living.

The ground floor opens via a welcoming front porch leading to the staircase and two versatile reception rooms. The main living room is bright and inviting, featuring a large window, gas fireplace, and attractive views over the garden and towards the Derwent Valley. The second reception room also benefits from a large window and built-in storage, making it perfect as a dining room, home office, or additional lounge. The kitchen is well-lit and provides access to a convenient ground floor WC and rear porch.

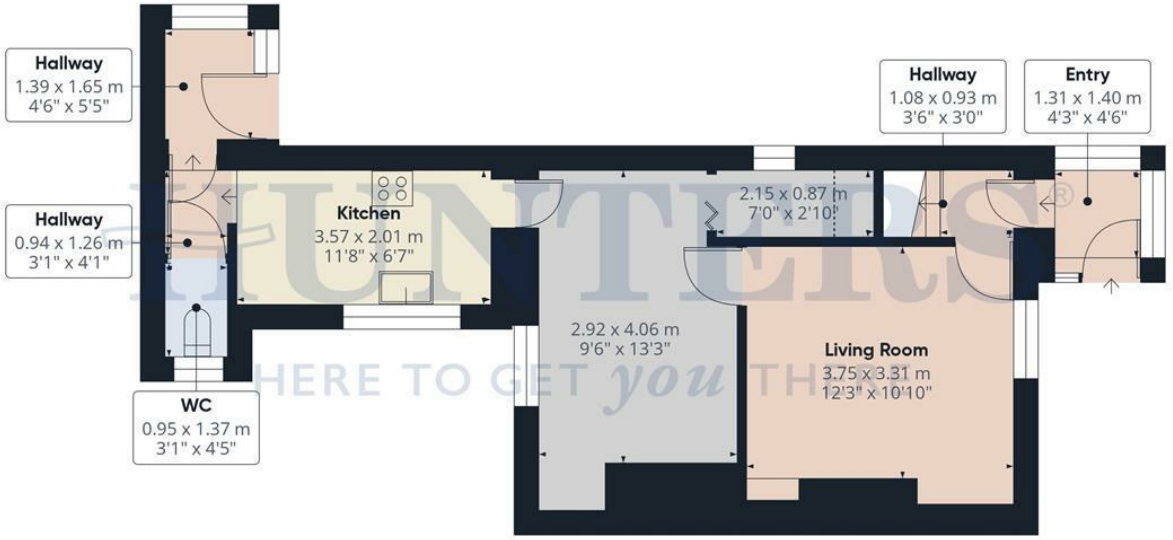
Upstairs, there are two comfortable double bedrooms. The principal bedroom includes built-in wardrobes and enjoys lovely open views across the valley, while the second bedroom offers further flexible accommodation. A family bathroom completes the first floor.

Externally, the property features a pleasant garden ideal for relaxing or light gardening, a private driveway with space for up to two vehicle

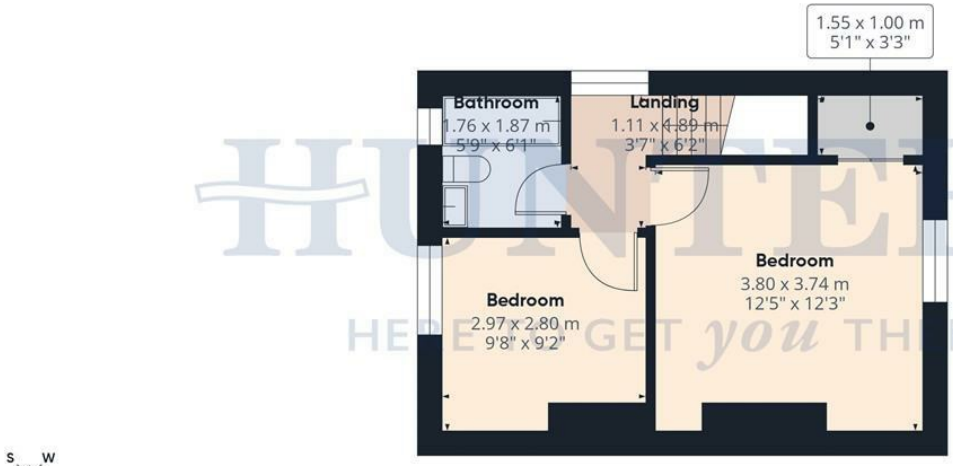
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Ground Floor



Floor 1

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Approximate total area(1)

72.9 m²

784 ft²

Reduced headroom

0.4 m²

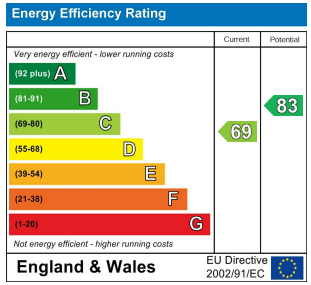
5 ft²

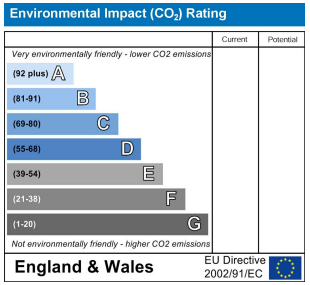
(1) Excluding balconies and terraces

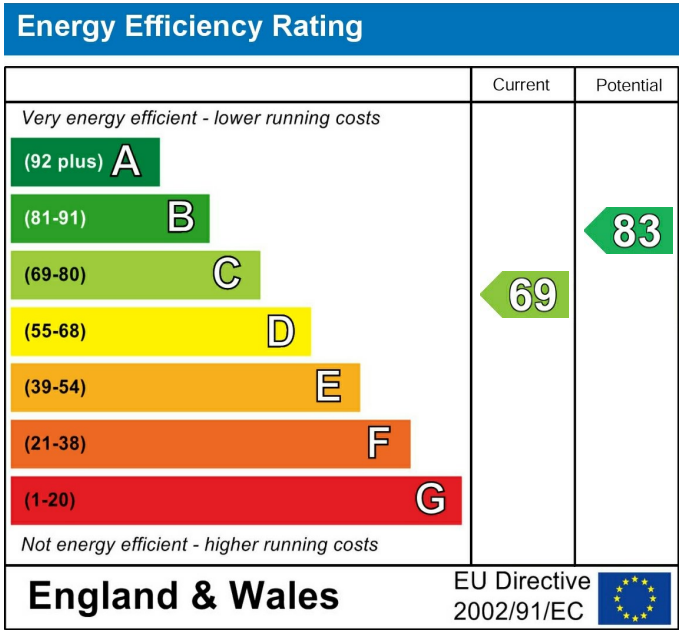
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


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