

Meadhope Street, Wolsingham, DL13 3EN
2 Bed - House - Terraced
£170,000

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Robinsons are delighted to bring to the market this charming two-bedroom cottage, ideally situated in the heart of the highly sought-after village of Wolsingham. Full of character and traditional features, this attractive home boasts a bay-fronted lounge with a cosy log-burning stove, creating a warm and inviting living space. The property benefits from gas central heating, double glazing throughout, and the added advantage of an enclosed, low-maintenance rear yard.

The accommodation briefly comprises an entrance vestibule leading into the welcoming lounge, featuring a bay window to the front elevation and a log-burning stove. The kitchen is fitted with a range of wall, base and drawer units, incorporating an integrated hob and oven, with space for additional appliances and a dining table. A useful utility room provides further storage and space for a washing machine.

To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite, including a shower over the bath.

Externally, the property enjoys an enclosed rear yard, designed for ease of maintenance and providing an ideal outdoor seating area.

Meadhope Street is perfectly positioned within easy walking distance of Wolsingham's excellent range of local amenities, including independent shops, cafés, restaurants and traditional public houses. The village also offers both primary and secondary schools, regular bus links, and is surrounded by beautiful open countryside, making it an ideal location for those who enjoy scenic walks and outdoor pursuits.







Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 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 - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas 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 – NA
Probate – NA
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
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.





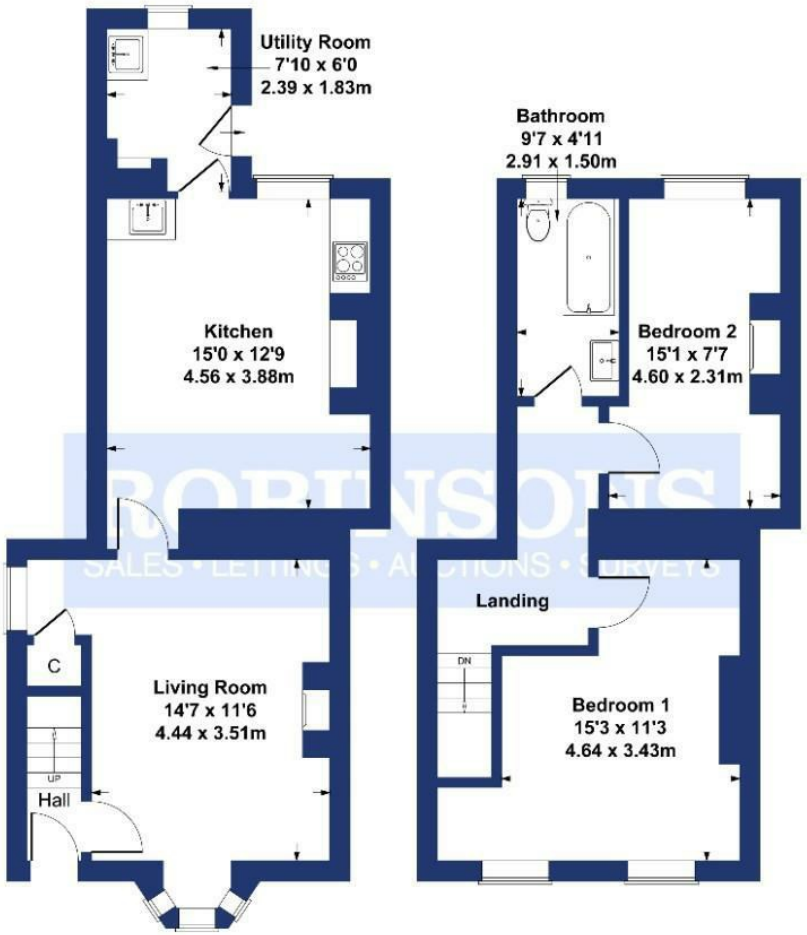






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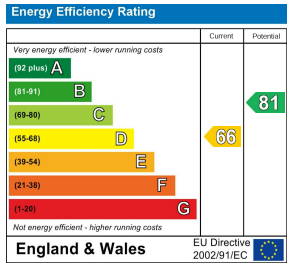
Approximate Gross Internal Area
915 sq ft - 85 sq m



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



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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