

**Hood Street, St. Johns Chapel, DL13 1QL**  
**4 Bed - House - Detached**  
**Offers Over £375,000**

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\* NO FORWARD CHAIN \* APPROXIMATELY 1.5 ACRE PLOT  
 \* REFURBISHED IN RECENT YEARS \* DRIVEWAY AND GARAGE \* SPACIOUS LIVING ACCOMODATION \* FOUR GENEROUS SIZE BEDROOMS \* ATTIC CONVERSION \* COUNTRYSIDE VIEWS \* POPULAR WEARDALE VILLAGE \* VIEWING HIGHLY RECOMMENDED \*

Located in one of Weardales most sought after villages is this impressive stone built four bedroom detached house which sits on a large plot with approximately 1.5 acre gardens with driveway allowing off road parking for at least three vehicles and garage/workshop. The house has undergone a programme of refurbishment in recent years and has been finished to a stunning standard with quality kitchen and bathrooms, UPVC double glazed windows, oil central heating, electric re-wire, wood burning stoves and stylish decoration throughout. The main bedroom in the attic requires the finishing touches and the owner has advised us that there is a water supply and drainage to create an en-suite shower room, but would need to be connected to the mains.

The internal accommodation is spacious throughout and comprises; entrance hallway, lounge with two windows to the front aspect and wood burning stove, dining room also having a wood burning stove and ample space for dining table and opens to the kitchen which is fitted with a range of white gloss wall, base and drawer units with integral appliances including a fridge/freezer, dishwasher, oven and hob and microwave. Useful utility room with space and plumbing for automatic washing machine, cloakroom/WC.

To the first floor there are four spacious bedrooms, one having an en-suite shower room. Family bathroom with three piece suite including mains shower over bath. From the landing there is a further staircase leading to the attic conversion which requires some refurbishment works to create an extra bedroom with en-suite.

Council Tax Band C EPC Rating: E

#### Outside

The house sits on a large plot which is approximately 1.5 acres and has some fantastic countryside views. To the side of the house there is a driveway allowing parking for approximately three vehicles and leads to the garage/workshop which has an electricity supply with its own fuse box. The gardens are laid to lawn and have a young orchard and vegetable patch. There is a electric cable running the full length of the garden (this cable would require to be connected to a power supply). Behind the garage/workshop there is a neighbours garden, however the owner has advised us that the neighbour is willing to sell this, all negotiations are to be done direct with the owner.

#### Location

St Johns Chapel is a popular village in upper Weardale, an area of outstanding natural beauty, and is surrounded by beautiful countryside views and walks. The village itself has a primary school, village hall, grocery store, two public houses and a café. It is on a regular bus route giving access to other neighbouring towns and villages, including Stanhope and Wolsingham which have a wider range of shopping facilities and Wolsingham having a secondary school. Durham railway station is approximately 30 miles away, Newcastle international airport is approximately 38 miles away and Teesside airport is approximately 42 miles away.

#### Viewings

Viewings are by appointment only, please contact Robinsons Crook on 01388 763477 to arrange yours.



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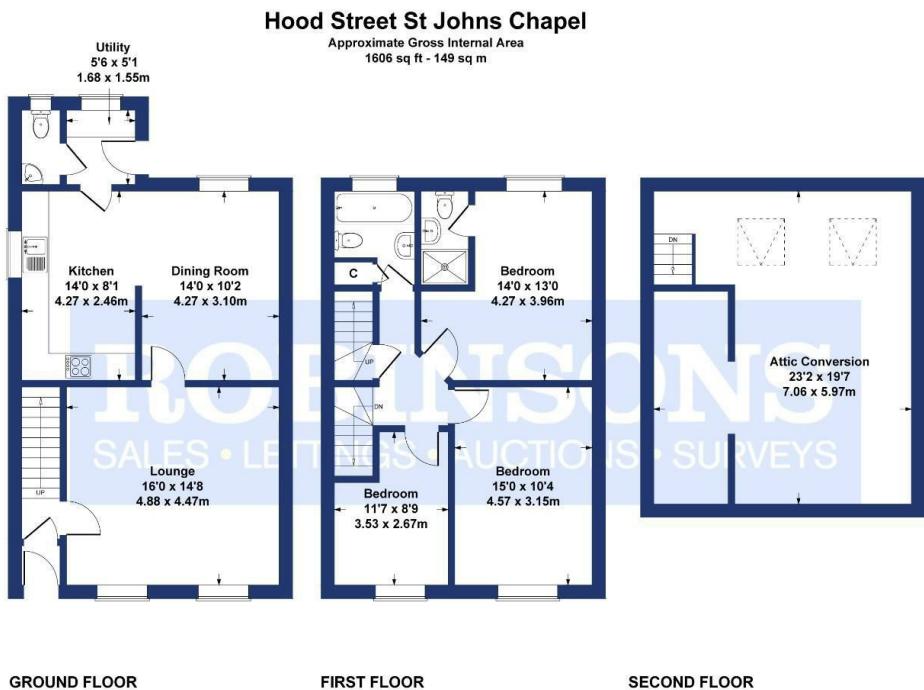
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GROUND FLOOR

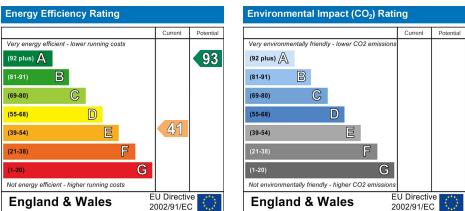
FIRST FLOOR

SECOND 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. 2022



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