



**Vedra Close, Wearhead, DL13 1DZ**  
**3 Bed - House - Semi-Detached**  
**£199,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

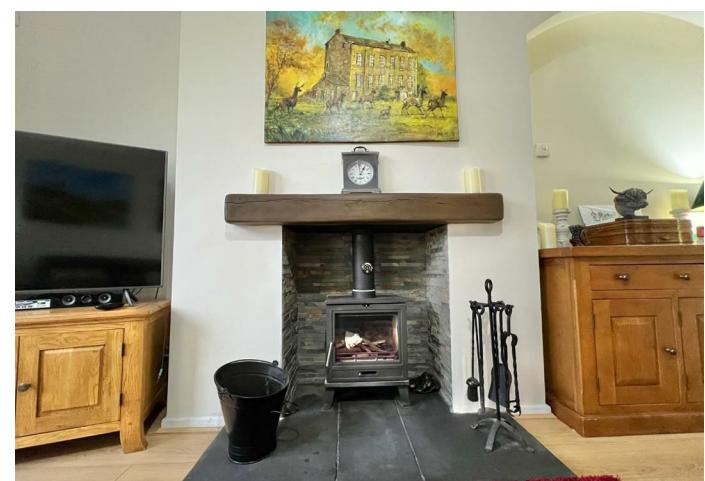
# Vedra Close Wearhead, DL13 1DZ

Robinsons are delighted to offer to the sales market this well-presented three-bedroom semi-detached home, occupying a generous plot within the popular village of Wearhead, located on Vedra Close. The property has recently undergone an extensive programme of refurbishment and offers excellent potential for off-road parking.

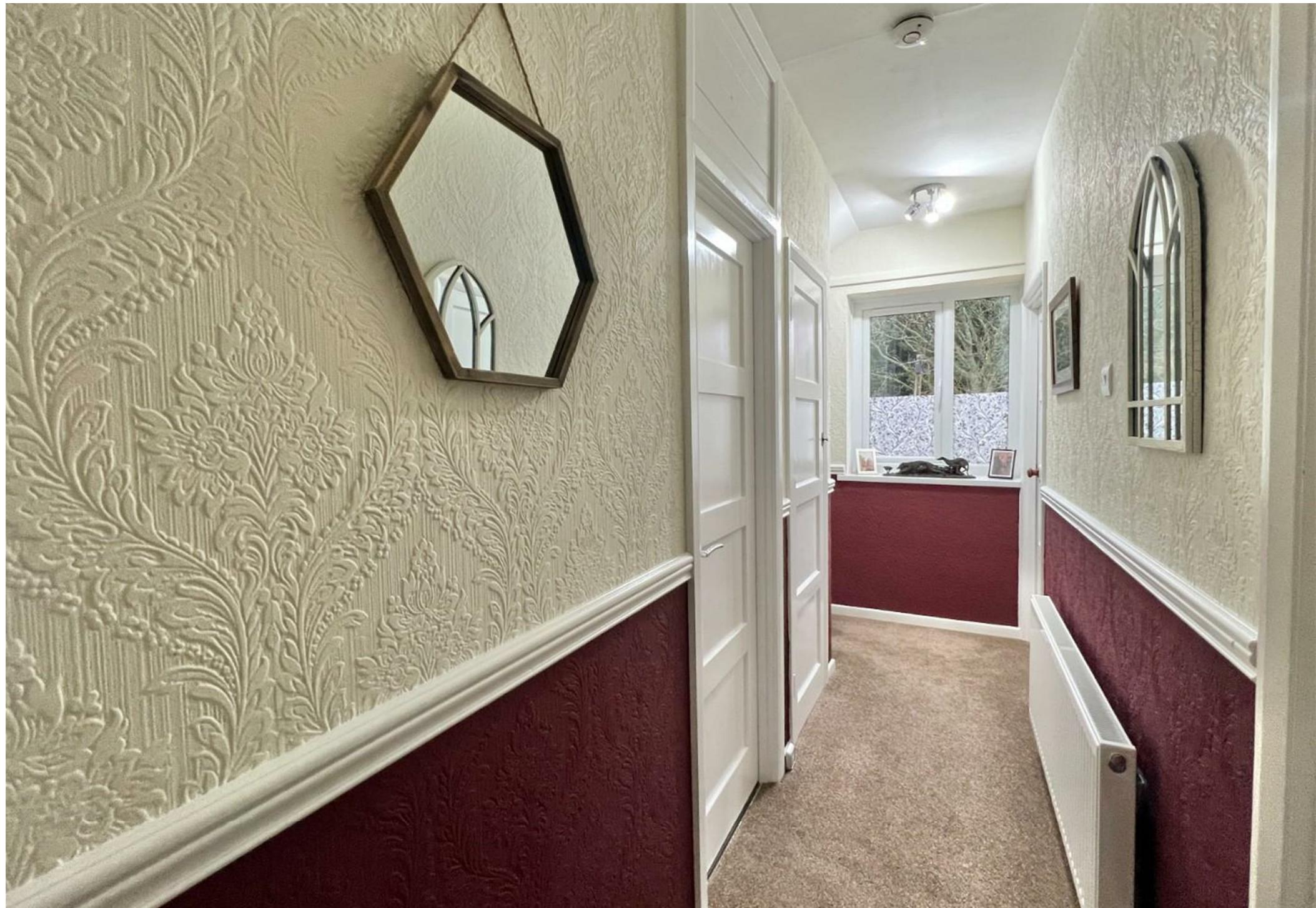
Heating is provided by a newly installed oil-fired combination boiler with a 10-year warranty, complemented by a newly fitted multi-fuel stove. Recent improvement works include new uPVC double-glazed windows, a new consumer unit, new radiators throughout, a newly fitted bathroom suite, new flooring, and full redecoration. Additionally, a new roof was installed approximately five years ago.

The spacious accommodation briefly comprises an entrance hallway with staircase leading to the first-floor landing and a useful under-stairs storage cupboard. There are two well-proportioned reception rooms, ideal for use as a dining room and a comfortable lounge featuring the log-burning stove. The kitchen is fitted with a range of wall, base, and drawer units and provides space for appliances.

To the first floor, the landing benefits from a useful storage cupboard and provides access to three well-proportioned double bedrooms. The principal bedroom is spacious enough to accommodate a king-size bed and additional bedroom furniture, while the second bedroom benefits from dual-aspect windows to the front and side elevations. The recently fitted bathroom features a modern three-piece suite with an electric shower over the bath, along with a further useful storage cupboard.











#### Outside

Externally, the property benefits from an enclosed rear garden, mainly gravelled for ease of maintenance, along with two brick-built storage sheds. To the side and front are further enclosed gardens with gated access, offering potential for off-road parking for approximately 2-3 vehicles.

#### Location

Wearhead is a friendly and welcoming village situated in Upper Weardale, within an Area of Outstanding Natural Beauty. The village enjoys a convenient position close to both the Cumbrian and Northumberland borders and benefits from a local primary school and an active village hall.

St John's Chapel and Stanhope are just a short drive away, providing a range of shopping and everyday amenities. The surrounding countryside offers breath-taking scenery, far-reaching views, and an abundance of scenic walks, making the area ideal for those who enjoy outdoor pursuits and rural living.

#### Viewings

An internal viewing is highly recommended. Please contact Robinsons to arrange your appointment.

#### Agent Notes

Council Tax: Durham County Council, Band A - Approx £1,701 pa

Tenure: Freehold

Estate Management Charge – NA

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 licensing area – no

Probate – NA

Rights & Easements – None known

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 – NA

Water Metre - Yes

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – NA

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

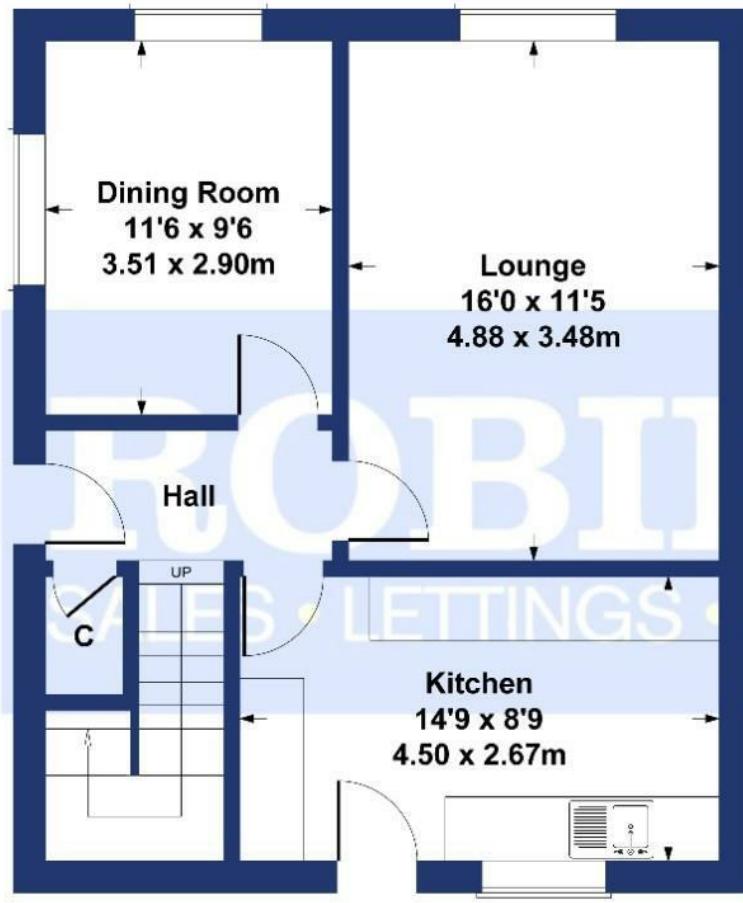
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# Vedra Close Wearhead

Approximate Gross Internal Area  
1081 sq ft - 100 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 services.



Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
[info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

