

Hood Street, St. Johns Chapel, DL13 1QW
3 Bed - Bungalow - Dormer Detached
£450,000

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Hood Street
St. Johns Chapel, DL13 1QW

Constructed in 2016 and finished to an exceptional standard throughout, this impressive three bedroom dormer bungalow offers a particularly desirable combination of contemporary design, quality craftsmanship and versatile living accommodation. Situated within the highly regarded village of St John's Chapel, the property enjoys an attractive setting with open countryside beyond, making it an ideal choice for buyers seeking a home that combines village convenience with the appeal of a rural location.

Properties of this style and calibre are rarely available within the area, and the accommodation has been thoughtfully designed to suit a variety of purchasers, from families looking for a spacious and individual home to those seeking the convenience of predominantly ground floor living. The high specification is evident throughout, with quality fitted kitchen and bathrooms, solid wood internal doors and flooring, bespoke fitted storage and the impressive addition of two sets of bi-folding doors which create a wonderful connection between the living accommodation and the outdoor surroundings.

The internal accommodation begins with a particularly impressive entrance hallway, featuring striking floor-to-ceiling windows which allow an abundance of natural light to flood the space, together with a staircase leading to the first floor. Solid wood double doors open into the spacious lounge, providing ample room for furnishings and offering a pleasant outlook. The lounge flows through to the generous kitchen/dining room, which is extensively fitted with a quality range of wall, base and drawer units, complemented by ample worktop space and room for a family dining table. Both the lounge and kitchen/dining room benefit from bi-folding doors opening towards the rear of the property, taking full advantage of the attractive outlook across the adjoining fields and creating an ideal setting for entertaining or simply enjoying the surrounding countryside.














INDLING


KINDLING















Internal accommodation continued

The ground floor accommodation is completed by two well-proportioned double bedrooms and a quality four-piece family bathroom, incorporating a bath and separate shower enclosure, providing excellent flexibility for families, guests or those wishing to have their principal bedroom on the ground floor.

The first floor is dedicated to an impressive principal bedroom, featuring large Velux-style windows which allow plenty of natural light into the room. Bespoke fitted drawers and storage have been thoughtfully incorporated into the alcoves, making excellent use of the available space, whilst a private en-suite shower room completes this excellent principal bedroom suite.

Outside

Externally, the property continues to impress. To the front, a substantial gravelled driveway provides generous off-road parking for multiple vehicles and leads to an integral double garage, offering further parking, storage or workshop potential. There is also an attractive lawned garden to the front, whilst to the rear is an enclosed, low-maintenance garden area which provides a pleasant space to relax and enjoy the surrounding setting.

Location

St John's Chapel is a particularly attractive and popular village situated in the heart of Upper Weardale, surrounded by beautiful countryside and offering an appealing rural lifestyle. Despite its village setting, there is a good range of local amenities including a primary school, grocery store and public house, together with a regular bus service providing access to neighbouring villages and towns, including Stanhope. For a wider range of shopping, leisure and everyday facilities, the larger towns of Crook, Consett and Bishop Auckland are all within reasonable driving distance.

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
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 – A strip of land running alongside the boundary, but remaining within the property boundary, must be kept clear and available to provide access to the field situated to the rear of the 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 – No
Planning Permission – Nothing in the local area . 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.

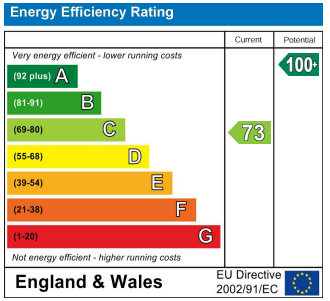
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











Hood Street St Johns Chapel

Approximate Gross Internal Area
1845 sq ft - 171 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.

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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

























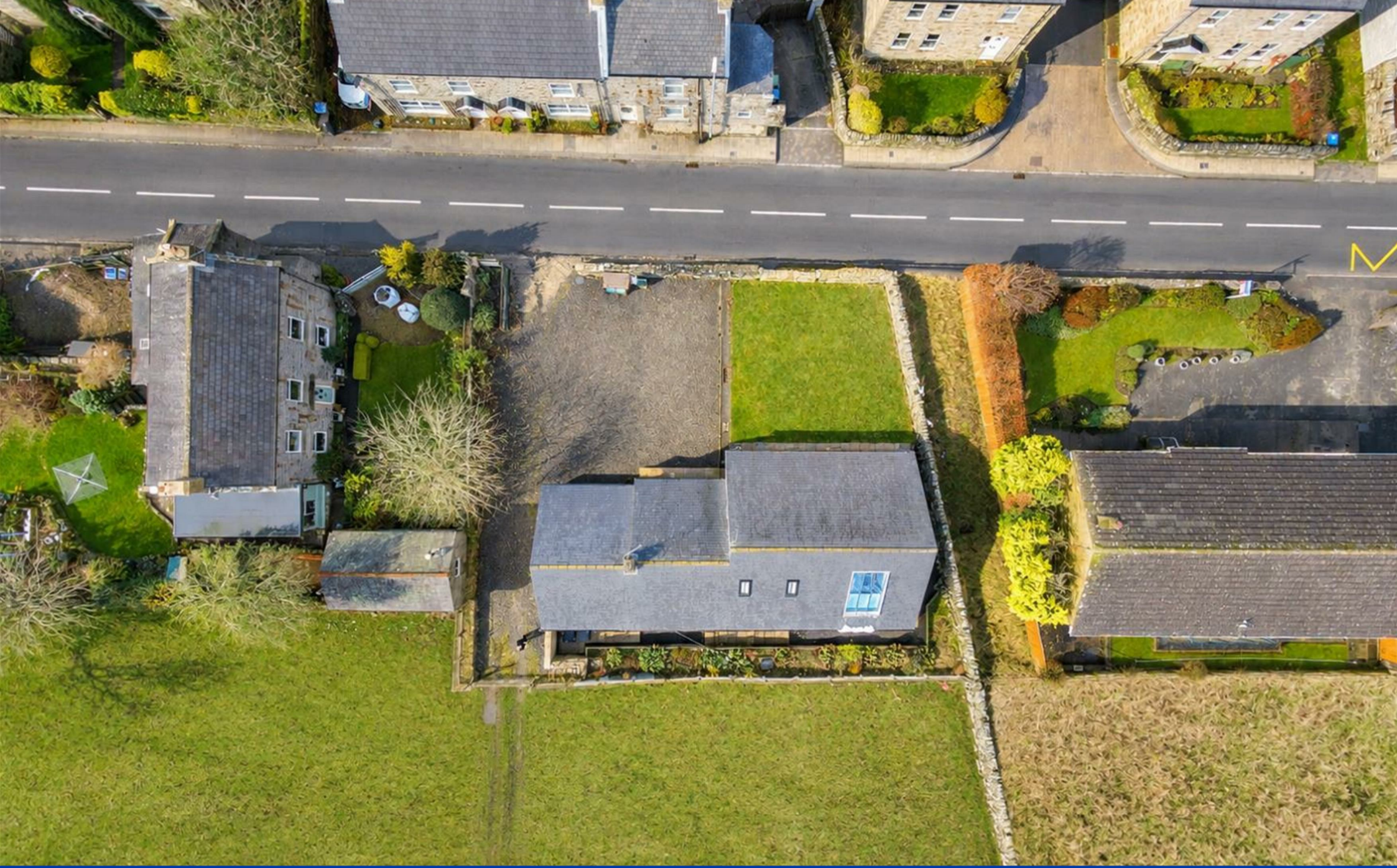












Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

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