



Whitfield Brow, Frosterley, DL13 2SZ
4 Bed - House - Semi-Detached
Starting Bid £195,000

ROBINSONS
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Whitfield Brow

Frosterley, DL13 2SZ

FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE: £195,000 PLUS RESERVATION FEE AUCTION ENDS 9TH AUGUST AT 4PM

* NO ONWARD CHAIN * LARGE FAMILY HOME * LARGE GARDENS AND AMPLE PARKING * FAR-REACHING COUNTRYSIDE VIEWS *

Located in Whitfield Brow, on the outskirts of the popular Weardale village of Frosterley, and over-looking Hill End is this large four bedroom semi-detached house which was built in approximately 1879 and sits on a large plot with two wooden stables along with two small turnout areas. The property offers a unique opportunity to own a spacious house with breath-taking countryside views. This home is the result of two properties cleverly converted into one, providing ample space for comfortable living for families.

One of the standout features of this property is its peaceful countryside location, it sits in an area of outstanding natural beauty and is within close proximity of the Weardale way and just a short driving distance away from Frosterley village which has a primary school, grocery store, village public house and is on a regular bus route.

The house sits on a generous size plot, which is approximately a third of an acre and has large garden which would be perfect for keen gardeners and those buyers looking for outdoor seating area. Additionally, there is ample off-road parking and outbuildings offer convenience and storage solutions for your vehicles and belongings.

The property has many attractive features, including two solid fuel stoves and large open plan living, the house is warmed via gas central heating (Calor gas) and has UPVC double glazed windows.













Internal accommodation

The internal accommodation comprises; conservatory with space for seating and coat and boot storage. Open plan kitchen/dining room with a range of wall, base and drawer units with central island, space for appliances including an electric 'Aga' and dining table, solid fuel stove. Lounge with views over the gardens and multi fuel stove. Ground floor WC.

The first floor can be accessed via the choice of two staircases and has four bedrooms, and two bath/shower rooms.

Location

The house is located in a elevated position and enjoys far-reaching countryside views to all aspects, and over looks the ever popular Hill End. Whitfield Brow is a just a short driving distance away from Frosterley village, Stanhope and Wolsingham which together offer a wide range of shopping amenities and health care facilities. The villages have primary schooling and Wolsingham has a secondary school. Other larger towns can be found nearby, including Crook and Bishop Auckland.

Viewings

Viewings come highly recommended and are by appointment only, please contact Robinsons to arrange yours.

Modern Auction

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic tank

Heating: gas central heating (Calor gas)

Tenure: Freehold

EPC Rating: F

Council Tax Band: C

Annual Price: £2,161

Broadband

Basic

9 Mbp

Mobile Signal: Average/Good

Disclaimer


The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

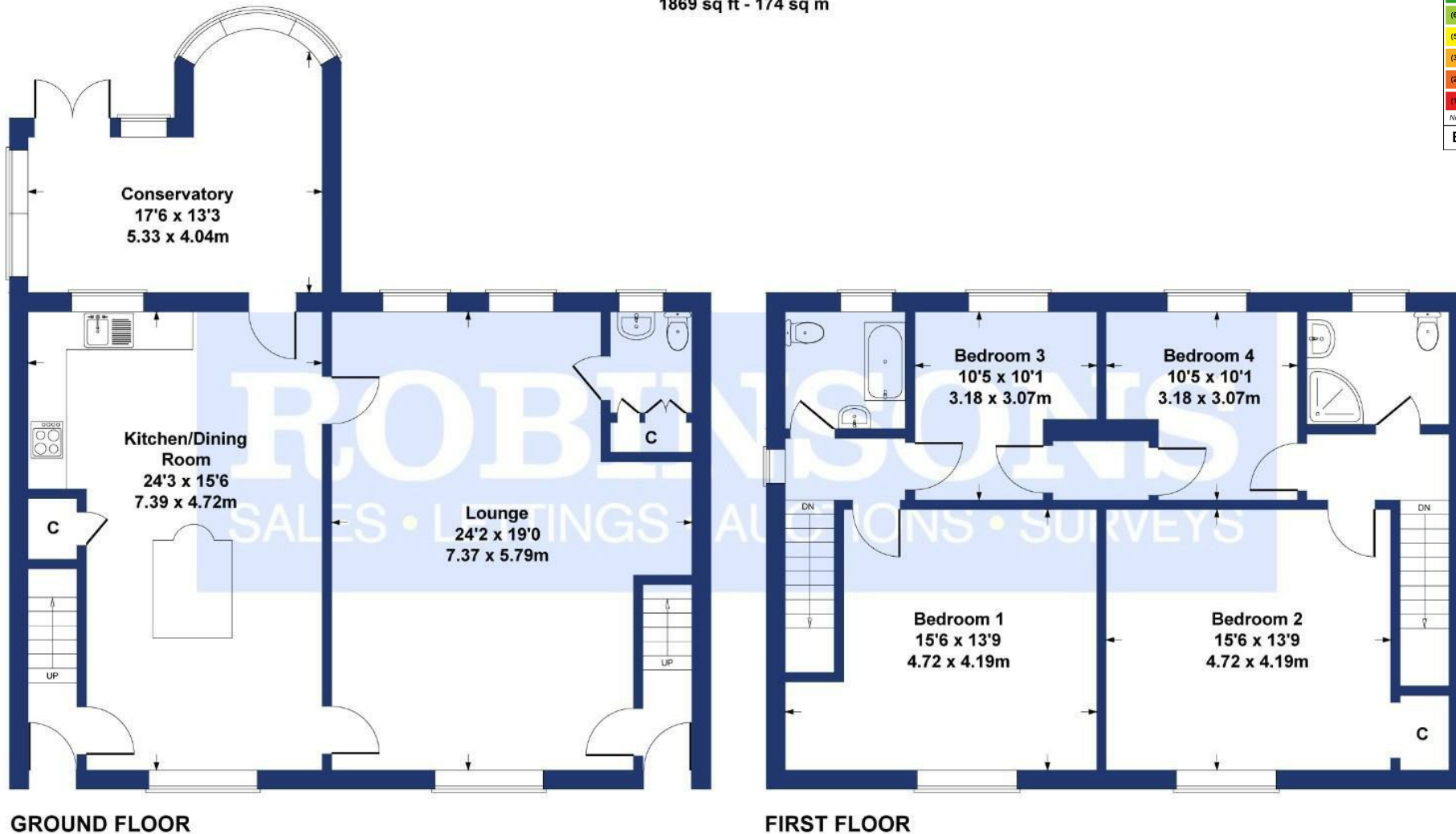




Whitfield Brow Frosterley

Approximate Gross Internal Area
1869 sq ft - 174 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	78
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 2024

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.



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