



The Crofts, Wolsingham, DL13 3BB
2 Bed - House - End Terrace
£179,950

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The Crofts

Wolsingham, DL13 3BB

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN, this truly impressive and beautifully presented two double bedroom end terrace house, occupying a pleasant position within a quiet cul-de-sac in the highly sought-after village of Wolsingham.

The property has recently undergone an extensive and comprehensive renovation programme, resulting in a stunning home which has been finished to an exceptional standard throughout. Considerable attention to detail has been given during the renovation, with high-quality fixtures and fittings, contemporary finishes and a stylish yet practical layout combining modern living with the charm of a traditional home.

The extensive works include a full electrical re-wire, a new Baxi gas combination boiler with warranty, new radiators and pipework, replacement UPVC windows, a newly fitted kitchen and shower room, fresh decoration throughout and contemporary flooring. Externally, the gardens have also been improved, including recently re-seeded lawns and a newly erected garden fence.

This is a particularly special home which is ready to move straight into, with the scale and quality of the improvements making it an ideal choice for a first-time buyer, couple or those looking for a beautifully finished home in a sought-after Weardale village. Early internal inspection is strongly recommended to fully appreciate the standard of accommodation on offer.

The accommodation briefly comprises: entrance vestibule with staircase leading to the first floor, opening into the lounge, which features a front-facing window and electric fire.

The impressive kitchen/dining room is fitted with a quality range of wall, base and drawer units, complemented by attractive work surfaces incorporating an inset sink unit and four-ring hob, together with an integral oven and fridge/freezer. There is also ample space for a dining table, creating a sociable and practical heart to the home.













Internal accommodation continued

A particularly useful utility room provides excellent additional storage, featuring bespoke fitted units, plumbing for a washing machine, space for a tumble dryer and a useful bench with built-in shoe storage, with coat hooks positioned above.

To the first floor there are two generous double bedrooms, with the principal bedroom being particularly impressive in size and enjoying windows to both the front and side aspects.

The shower room has been newly fitted and features a quality three-piece suite comprising a shower enclosure with mains shower, wash hand basin set within a vanity unit and WC, complemented by contemporary fixtures and fittings.

Outside

Externally, the property benefits from enclosed front and rear gardens, which are predominantly laid to lawn with a small patio area providing an ideal space for outdoor seating and entertaining during the summer months. The recently re-seeded lawns and new fencing further enhance the presentation of the property.

Location

The Crofts is a pleasant cul-de-sac within Wolsingham, one of Weardale's most popular villages, surrounded by beautiful countryside and scenic walking routes. The village offers a good range of local amenities, healthcare facilities, shops, schooling and other everyday conveniences, whilst providing excellent access to the wider Wear Valley and surrounding towns.

A beautifully renovated home which is ready to move straight into and one we highly recommend viewing. Contact Robinsons today for further information or to arrange an appointment.

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 – n/a

Probate – n/a

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.

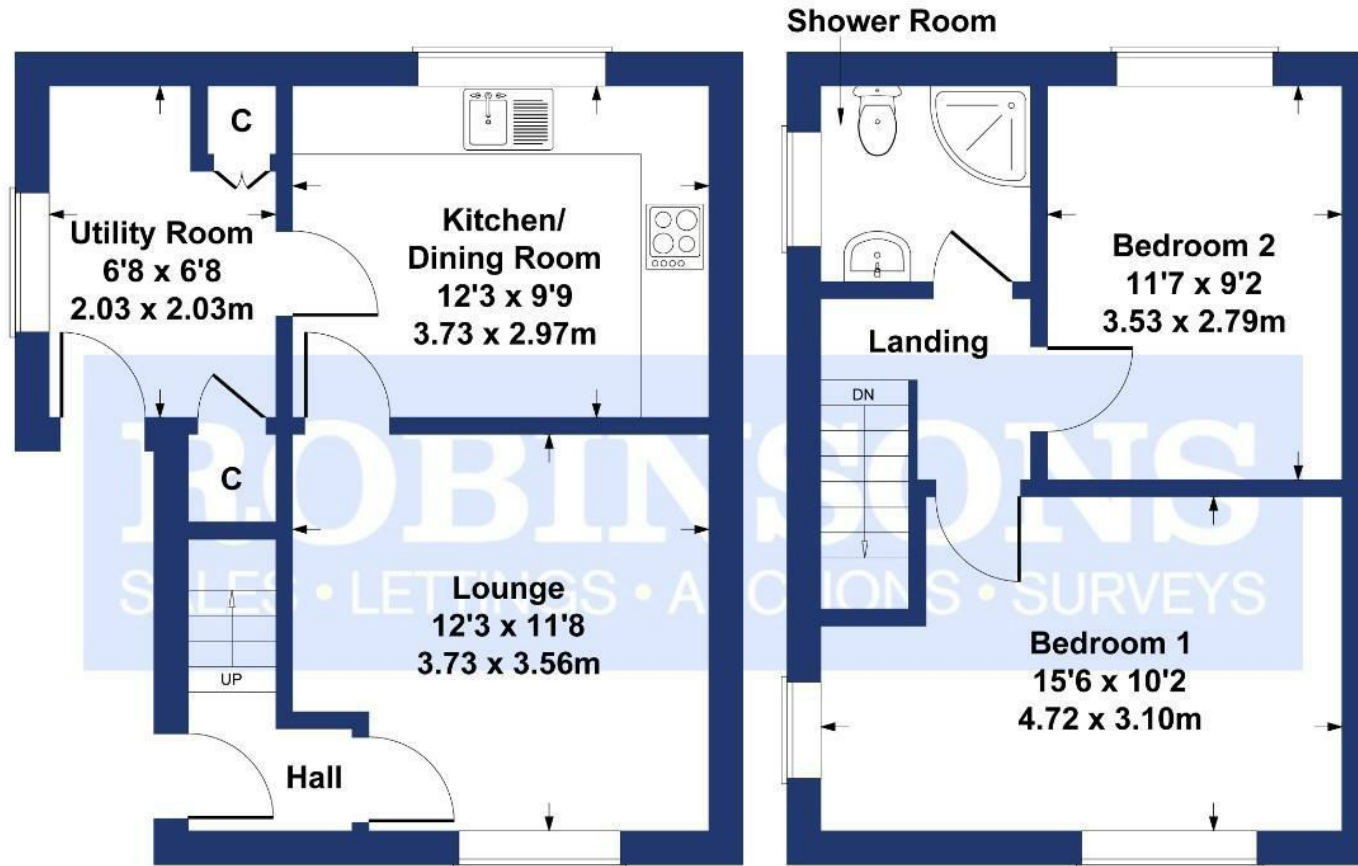
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



The Crofts Wolsingham

Approximate Gross Internal Area
712 sq ft - 66 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(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.



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