



Stockley Grove, Frosterley, DL13 2RZ
4 Bed - Bungalow - Dormer Detached
£500,000

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Stockley Grove

Frosterley, DL13 2RZ

Robinsons are proud to present to the market, with no onward chain, this exceptional four-bedroom dormer bungalow, an elegant and highly versatile home set within a substantial plot in the picturesque Weardale village of Frosterley. Surrounded by countryside, the property offers an enviable lifestyle with scenic walks and panoramic views quite literally on the doorstep.

This beautifully appointed residence has been thoughtfully designed to provide both style and flexibility, catering effortlessly to modern family living as well as those seeking the ease of ground floor accommodation. With a seamless blend of space, light, and high-quality finishes throughout, the home exudes a sense of comfort and luxury.

Upon entering, you are welcomed by a spacious and inviting hallway. The kitchen is both stylish and functional, featuring an extensive range of fitted units, integrated appliances, and ample space for informal dining, perfect for everyday living and entertaining alike. A separate utility room enhances practicality.

The property boasts a selection of elegant reception spaces, including a generously proportioned lounge, formal dining room, and a stunning sun room that frames delightful views over the landscaped gardens. These versatile living areas provide the perfect setting for both relaxed family life and sophisticated entertaining. An additional reception room offers flexibility as a private home office or an alternative fourth bedroom.

The principal bedroom suite is complete with fitted wardrobes and a contemporary ensuite shower room finished to a high standard. The ground floor is further complemented by a sleek and modern shower room, alongside useful built-in storage.

To the first floor, two well-appointed bedrooms, each with fitted wardrobes, are served by a luxurious family bathroom featuring a four-piece including a separate bath and shower.













Outside

Externally, the property is equally impressive. A sweeping driveway provides extensive parking and leads to a detached double garage with power and lighting, offering excellent potential for a workshop, studio, or conversion into a self-contained annexe, subject to the necessary consents.

The gardens are a particular highlight, beautifully landscaped and thoughtfully planted with a rich variety of mature shrubs and vibrant borders, creating a tranquil and private outdoor sanctuary. Carefully positioned seating areas invite you to relax and take in the surrounding natural beauty.

Location

Frosterley remains one of Weardale's most desirable villages, offering a charming community atmosphere while being surrounded by unspoilt countryside. With local amenities including a village shop and public house, and excellent transport links to nearby Wolsingham and Stanhope, this location perfectly balances rural tranquillity with everyday convenience.

Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2551.00 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 – no

Probate – Applied for

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.

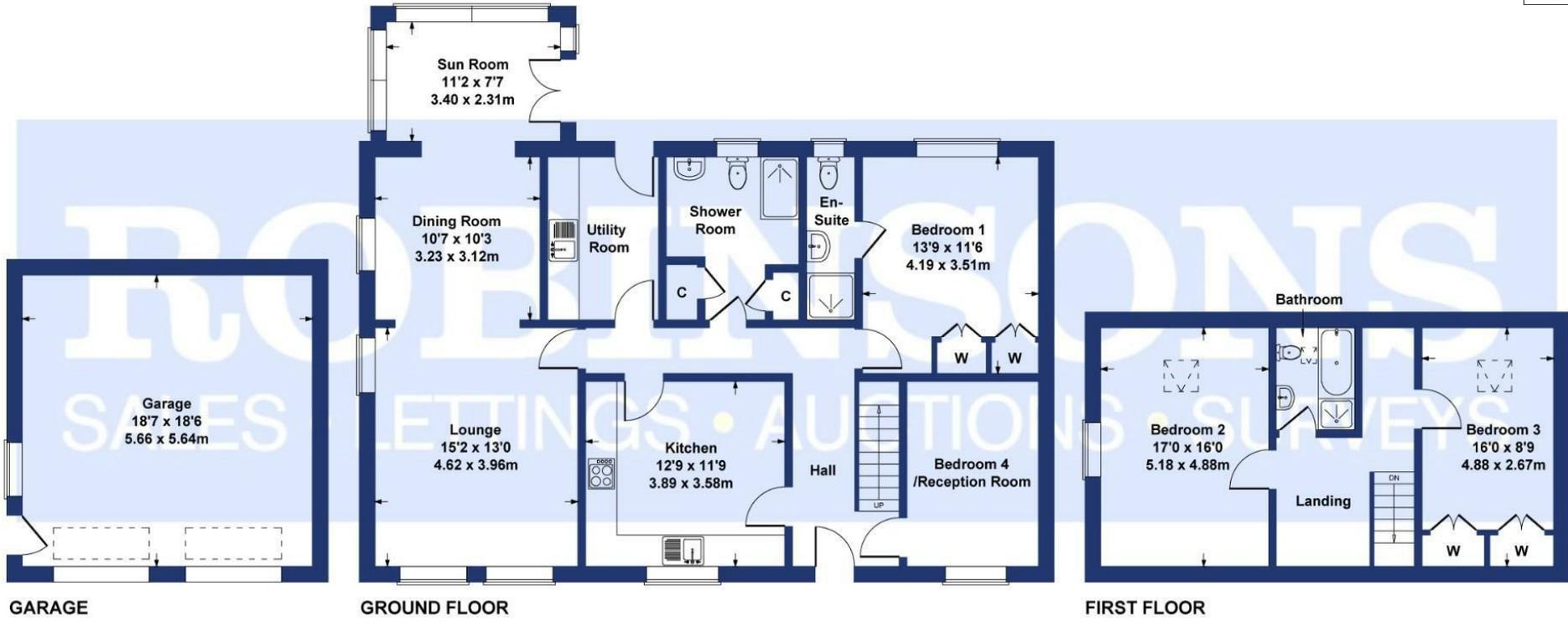
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Stockley Grove Frosterley

Approximate Gross Internal Area
1984 sq ft - 184 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

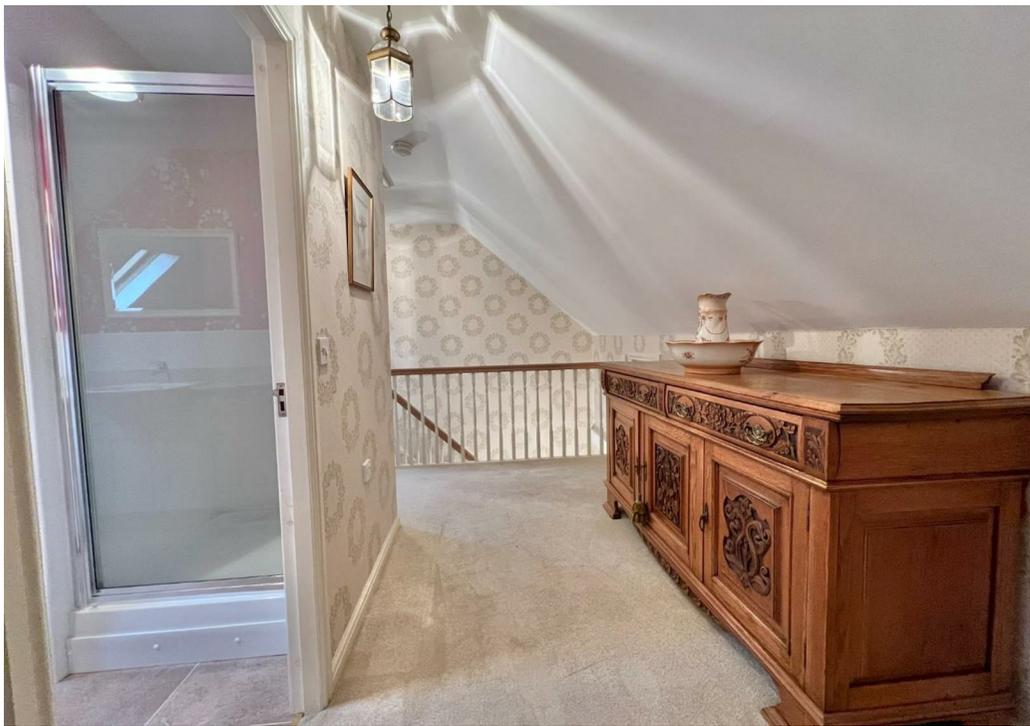
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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













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