Salmon Hall Cottages, Howden Le Wear, DL15 8BH

3 Bed - House - End Terrace

£225,000

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Robinsons are delighted to present to the sales market this charming and beautifully improved three-bedroom home, which has undergone a thoughtful programme of renovation and extension in recent years. The result is a stylish and versatile family property, set against a backdrop of far-reaching countryside views and boasting a generous rear garden—ideal for buyers seeking both space and a semi-rural setting.

The accommodation is well-proportioned and flexible, featuring a ground floor double bedroom alongside a modern shower room—perfect for guests, multi-generational living, or use as an additional reception room or home office. To the first floor, there are two further double bedrooms and a contemporary family bathroom.

The home is warmed by oil central heating and enhanced by a log-burning stove, creating a cosy yet efficient living environment. Windows are UPVC double glazed throughout, and further benefits include quality wooden internal doors, Velux-style roof windows, a brick-built shed, and a private driveway.

Internally, the property briefly comprises: an entrance porch leading into an inner hallway with staircase to the first floor. The lounge is positioned to the front, enjoying delightful countryside views and centred around the log-burning stove. To the rear, the spacious kitchen/dining room is fitted with a range of wall, base, and drawer units, integrated hob and oven, and space for additional appliances and a family dining table. Completing the ground floor is the aforementioned double bedroom with French doors opening onto the rear patio, and a well-appointed shower room with a three-piece suite.

Upstairs, the first floor hosts two generous double bedrooms and a family bathroom, also fitted with a three-piece suite.

Outside

Externally, the front of the property offers a driveway and a small garden area. To the rear lies a substantial garden, predominantly laid to lawn and enclosed by mature hedging and trees, providing privacy and an excellent space for outdoor living. A patio area and additional sheds further enhance the usability of the garden.

Location

Salmon Hall Cottages enjoys a convenient yet peaceful location, combining scenic countryside views with easy access to local amenities and schooling within the village centre. Nearby towns such as Crook and Bishop Auckland are also within close proximity, offering a wider range of facilities.

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039.00 p.a

Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)

Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - n/a
Electricity supply – Mains
Water Supply – Mains (not metered)
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 – NA
Probate – NA
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.

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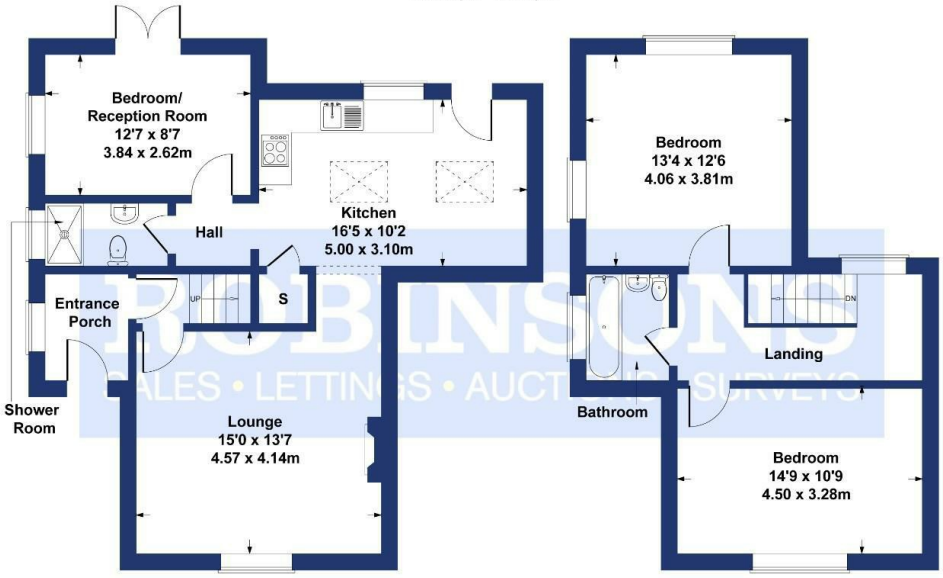
Salmon Hall Cottages

Approximate Gross Internal Area
1099 sq ft - 102 sq m

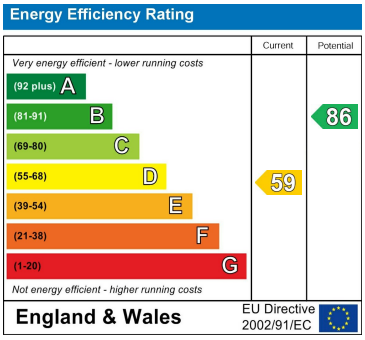


GROUND FLOOR FIRST FLOOR

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



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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