

Whitfield Brow, Frosterley, DL13 2SZ
8 Bed - House - Detached
Offers Over £600,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Whitfield Brow
Frosterley, DL13 2SZ

Robinsons have the pleasure of offering to the sales market this truly exceptional and unique eight-bedroom detached home, occupying an enviable elevated position overlooking Bollihope Burn and enjoying spectacular, far-reaching views across some of the finest countryside Weardale has to offer.

A genuine one-off property, Moorlands is a home that simply must be viewed to be fully appreciated. Having been thoughtfully extended over the years, the property now provides in excess of 3,000 sq ft of highly versatile accommodation, offering an exciting range of possibilities for prospective purchasers. The scale and layout would lend itself particularly well to a large or multi-generational family, while the property also offers genuine potential for those looking to establish a successful bed and breakfast or guest accommodation, having previously been used for this purpose.

A further cottage/annex forms part of the current accommodation and has its own reception space, kitchen, bedrooms and bathroom, providing an excellent degree of independence and making the property particularly versatile. This combination of substantial living accommodation, separate ancillary accommodation and an outstanding rural setting is exceptionally rare to find on the local market.

The whole house is warmed by oil-fired central heating and complemented by a number of multi-fuel stoves, while the windows are double glazed throughout.

The internal accommodation comprises a welcoming entrance hallway with cloakroom/WC, leading through to an impressive open-plan kitchen and reception room. This superb space features a range of quality kitchen units with granite worktops with space for a range-style cooker, inset Belfast sink and ample room for both dining and seating furniture, all while enjoying breathtaking views across the surrounding countryside. There is also a useful utility room/pantry with space for further appliances.































Internal accommodation continued

A staircase leads to part of the first floor, where there are four bedrooms, one of which could equally serve as a further reception room, together with a re-fitted shower room.

From the main hallway, a door leads into a further substantial reception room/games room, with sliding doors opening into the impressive sun room extension, which enjoys a lovely outlook over the gardens. From the games room, a staircase leads to a further first-floor area providing two additional double bedrooms and a shower room.

Cottage/annex accommodation

The cottage/annex can be accessed either directly from the games/reception room or via a separate external entrance. The ground floor provides a generous reception room and kitchen, while the first floor offers two bedrooms and a bathroom. This arrangement provides considerable flexibility and could be ideal for dependent relatives, older children, guests or potentially continued use as independent accommodation.

Outside

Externally, the property continues to impress, sitting within extensive and well-established gardens which take full advantage of the elevated position and uninterrupted countryside views. A broad patio area has steps leading down to the principal lawn, which is interspersed with a variety of mature trees, evergreens and established planting. The gardens enjoy a good degree of privacy and provide significant potential for a number of outdoor seating and entertaining areas, all against a truly spectacular rural backdrop.

To the front of the property there is a single garage/workshop, carport and extensive gravelled parking area providing ample space for multiple vehicles.

Moorlands occupies a magnificent elevated position overlooking Bollihope Burn, with far-reaching views extending across Bollihope Common and towards Catterick Moss. The setting is undoubtedly one of the property's most impressive features and provides a wonderful sense of space, privacy and tranquillity.

Location

Much of the surrounding area is situated in the North Pennines National Landscape, providing an outstanding setting for walking, cycling, riding and a wide range of outdoor and country pursuits. The nearby village of Frosterley provides a primary school, village shop and public house, while the larger market towns of Crook, Bishop Auckland, Stanhope and Wolsingham are all within convenient travelling distance by car. Most supermarkets offer home delivery to Whitfield Brow.

For those requiring access to the wider region, mainline railway connections are available at Durham and Darlington, with a further railway service available from Bishop Auckland. Newcastle International Airport and Teesside International Airport are also accessible by road.

Properties offering this combination of scale, versatility, independent accommodation and truly spectacular Weardale views rarely come to the market. Moorlands represents a unique opportunity to acquire a substantial and highly adaptable home in an exceptional countryside setting.

AGENTS NOTES

Council Tax: Durham County Council, Band E - Approx. £3205 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 - N/A
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Septic Tank
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



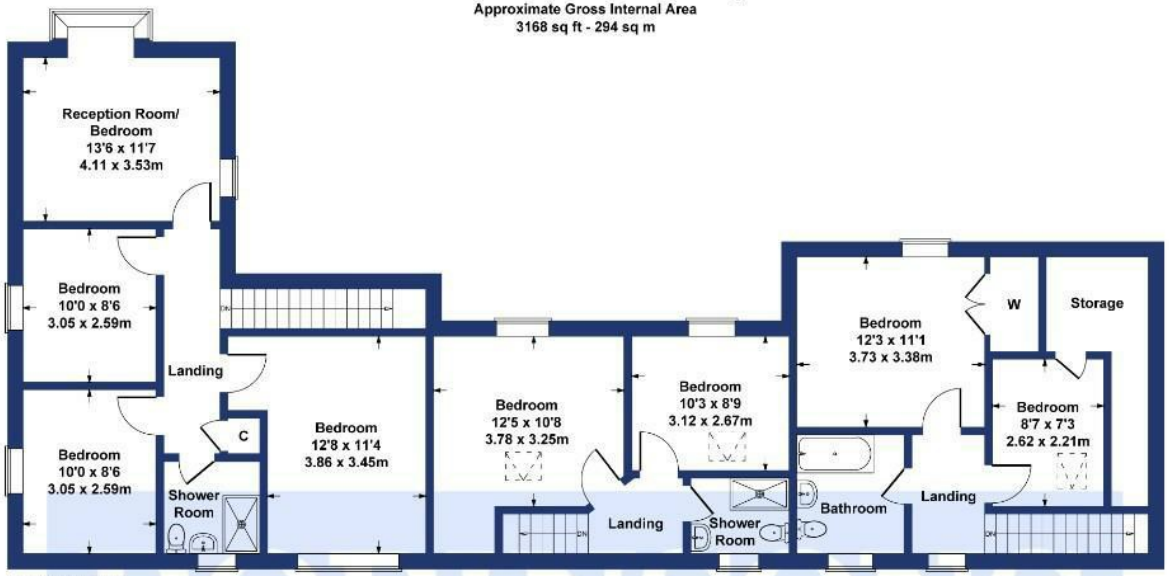






Whitfield Brow Frosterley

Approximate Gross Internal Area
3168 sq ft - 294 sq m



FIRST FLOOR



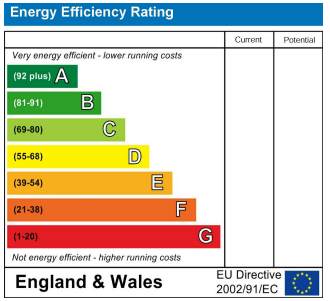
GROUND FLOOR

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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



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

RICS

ARLA
Association of Residential Letting Agents

mortgage CHOICE
from Robinsons