



Holme Field, Frosterley, DL13 2QZ
2 Bed - House - End Terrace
£150,000

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Holme Field

Frosterley, DL13 2QZ

Robinsons are delighted to offer to the sales market this charming and well-presented two-bedroom end-terrace home, situated in the highly sought-after village of Frosterley in the heart of Weardale. Updated and improved in recent years, the property offers spacious and versatile accommodation, making it an ideal purchase for a range of buyers including first-time purchasers, downsizers, and those seeking a countryside retreat.

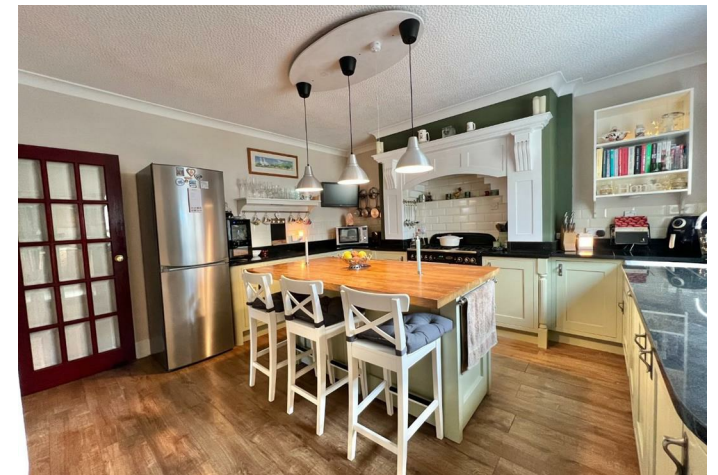
The property benefits from gas central heating via a combination boiler and UPVC double-glazed windows throughout.

The accommodation briefly comprises a welcoming lounge featuring a log-burning stove, creating a warm and cosy atmosphere. The well-appointed kitchen is fitted with a quality range of wall, base and drawer units, complemented by a central island with breakfast bar seating, integrated dishwasher, and space for additional appliances. A useful utility room provides space for a washing machine, while the stylishly refitted shower room boasts a contemporary three-piece suite including a walk-in shower enclosure, wash hand basin and WC. An additional ground-floor room, formerly the kitchen, offers excellent potential for use as a snug, boot room, home office or further utility space. Completing the ground floor is a rear porch overlooking the garden.

To the first floor are two generous double bedrooms, including a spacious principal bedroom fitted with a range of built-in wardrobes and storage solutions.

A staircase from the landing leads to the attic space, providing further useful storage and potential for a variety of uses, subject to any necessary consents.

Externally, the property enjoys an enclosed rear garden designed with low maintenance in mind. Featuring a paved patio area and a charming pizza oven, it provides the perfect space for outdoor dining, entertaining and relaxing during the warmer months.













Location

Frosterley is surrounded by stunning countryside, offering an abundance of scenic walks and outdoor pursuits. The village itself benefits from a range of local amenities including a shop, primary school and public house, and is well served by a regular bus route.

Viewings

Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an internal inspection.

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – NA

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

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 – NA

Probate – NA

Rights & Easements – None known

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 – NA

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – NA

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.

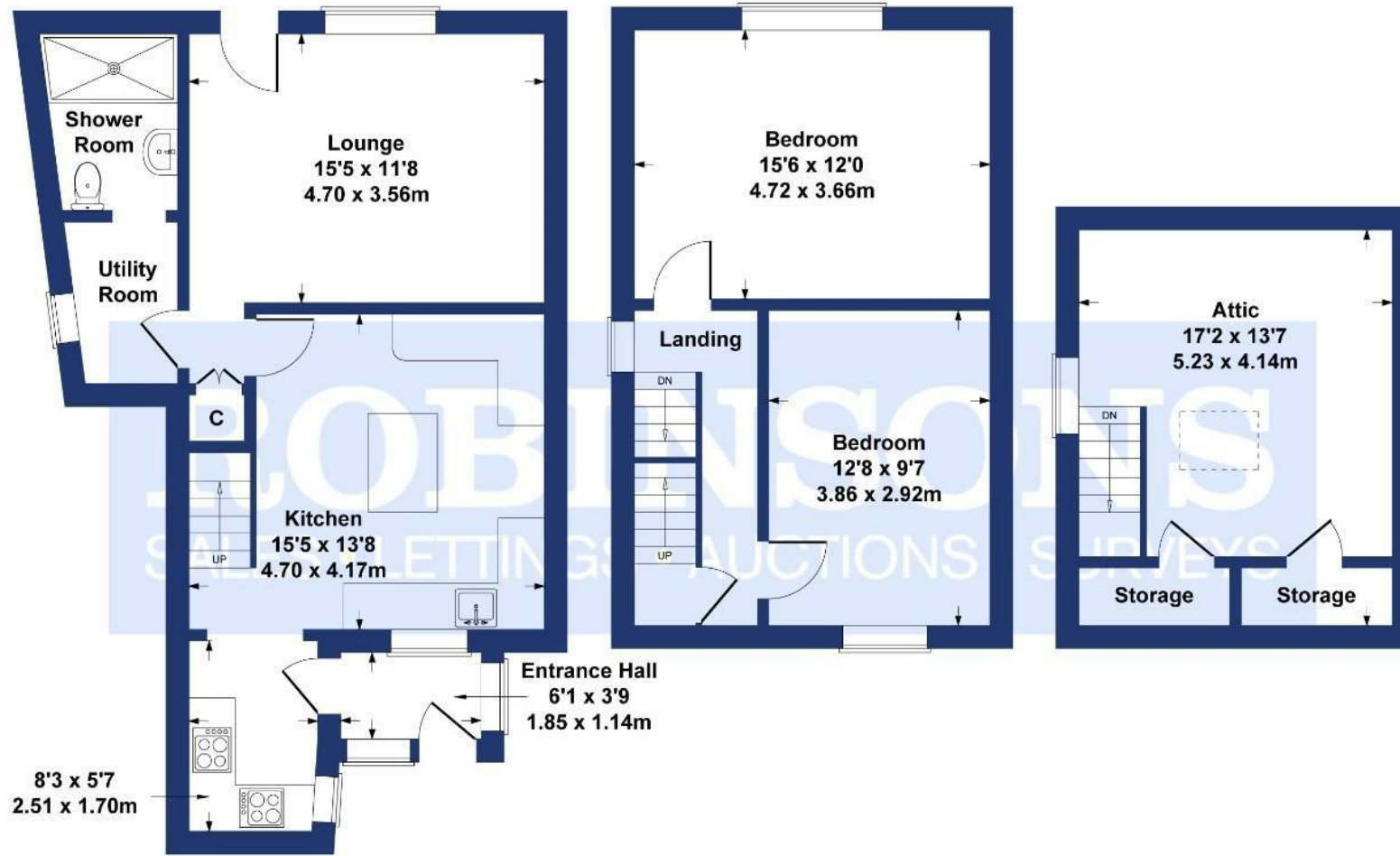




Holme Field Frosterley

Approximate Gross Internal Area
1195 sq ft - 111 sq m

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



GROUND FLOOR

FIRST FLOOR

SECOND 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

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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