



Beamish Hills, Beamish, DH9 0SP  
3 Bed - House - Detached  
£249,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



## Beamish Hills Beamish, DH9 0SP

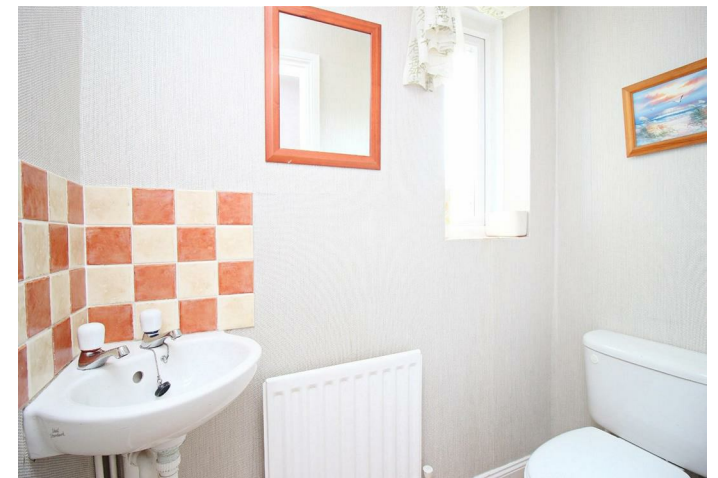
RARE OPPORTUNITY \* LARGE PRIVATE REAR GARDEN \* EXCELLENT CUL DE SAC ON SOUGHT AFTER ESTATE \* SCENIC LOCATION WITH GOOD ACCESS TO MAJOR TOWNS AND CITIES \* INCREDIBLY LARGE LIVING AND DINING ROOM \* A MUST VIEW\*

Set at the top of a well-regarded and sought-after cul-de-sac within a small private development, this spacious three-bedroom detached home offers a rare opportunity in a peaceful setting. It's ideally placed for those who enjoy countryside living with the convenience of nearby amenities. Beautiful open fields, Beamish Woods, the C2C cycle path and charming village pubs are all within easy reach, as are the towns of Chester le Street and Stanley with excellent access to main roads including the A693, A1(M) and A167.

The property sits next to a scenic copse of trees (see photos) and benefits from a large front garden with ample lawn space, a two-car driveway and an attached garage. To the rear, a large private south-facing garden enjoys excellent sunlight throughout the day and offers a peaceful retreat, complete with a storage shed and a summer house currently used for storage and as a work area.

Internally, the home is well laid out and generously proportioned, featuring a hallway, downstairs WC, large, inviting lounge and dining room with French doors opening directly onto the rear garden – ideal for entertaining or relaxing in comfort – and a kitchen with ample wall and base units and plenty of worktop space. The property also boasts a modern bathroom, two good-sized double bedrooms and a single.

The estate is made up of individually styled detached homes and is particularly popular due to its quiet setting and excellent links. There is a strong demand for homes in this area due to its close proximity to Beamish Museum, the C2C cycle path, walking routes, and scenic countryside, while still offering quick and easy access to Chester le Street, Stanley, Durham, Gateshead and Newcastle. Local amenities, schools, bus links, and road networks are all nearby.







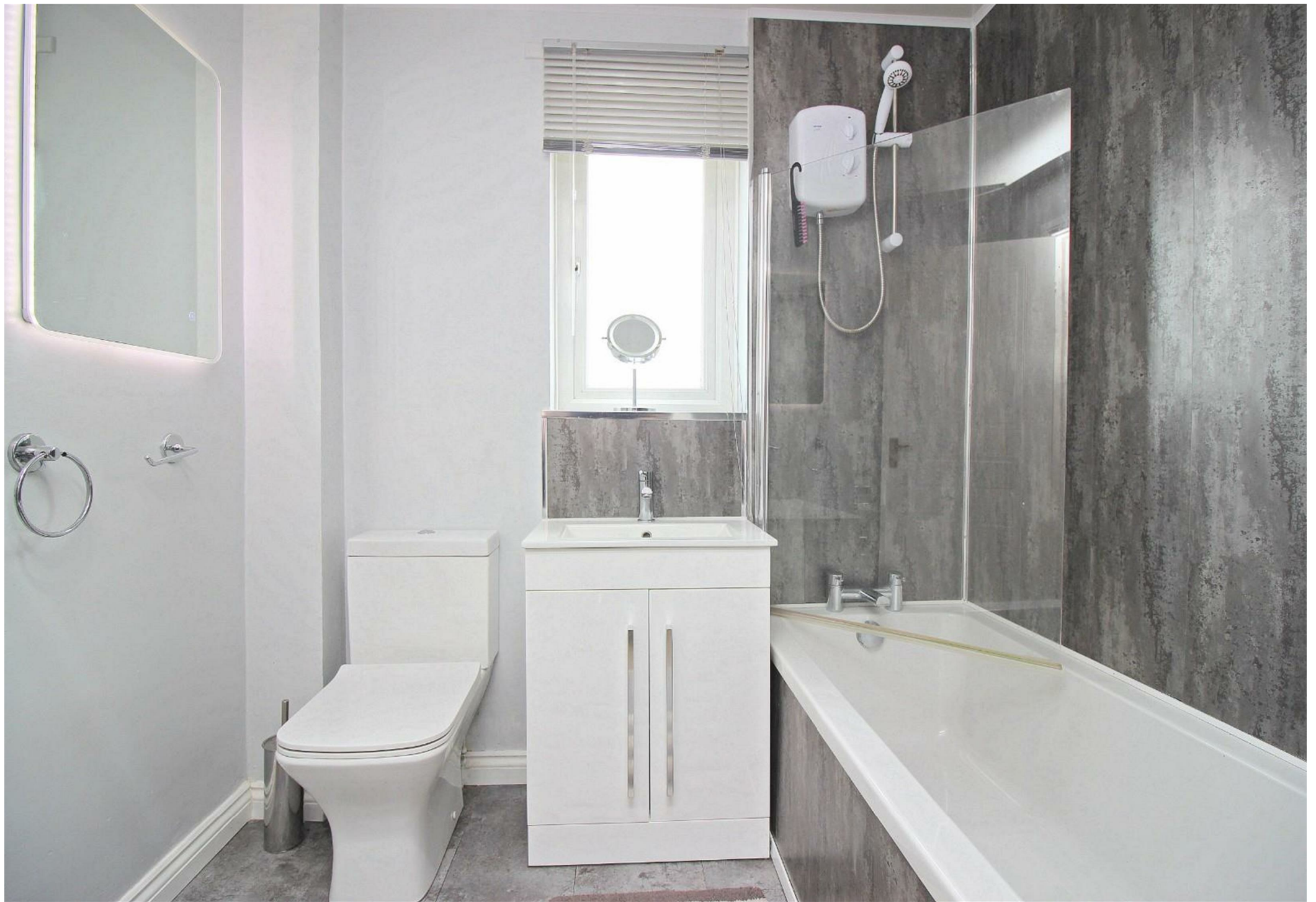
















## **GROUND FLOOR**

### **Hallway**

### **Downstairs WC**

### **Lounge / Dining Room**

24'3" x 15'1" (7.4 x 4.62)

### **Kitchen / Breakfast Room**

16'2" x 9'10" (4.94 x 3.02)

### **Garage**

17'1" x 9'6" (5.23 x 2.92)

## **FIRST FLOOR**

### **Landing**

### **Bedroom One**

12'11" x 11'10" (3.96 x 3.63)

### **Bedroom Two**

11'10" x 10'9" (3.63 x 3.30)

### **Bedroom Three**

7'10" x 6'9" (2.39 x 2.08)

### **Family Bathroom**

6'9" x 5'10" (2.08 x 1.78)

### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 60 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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.

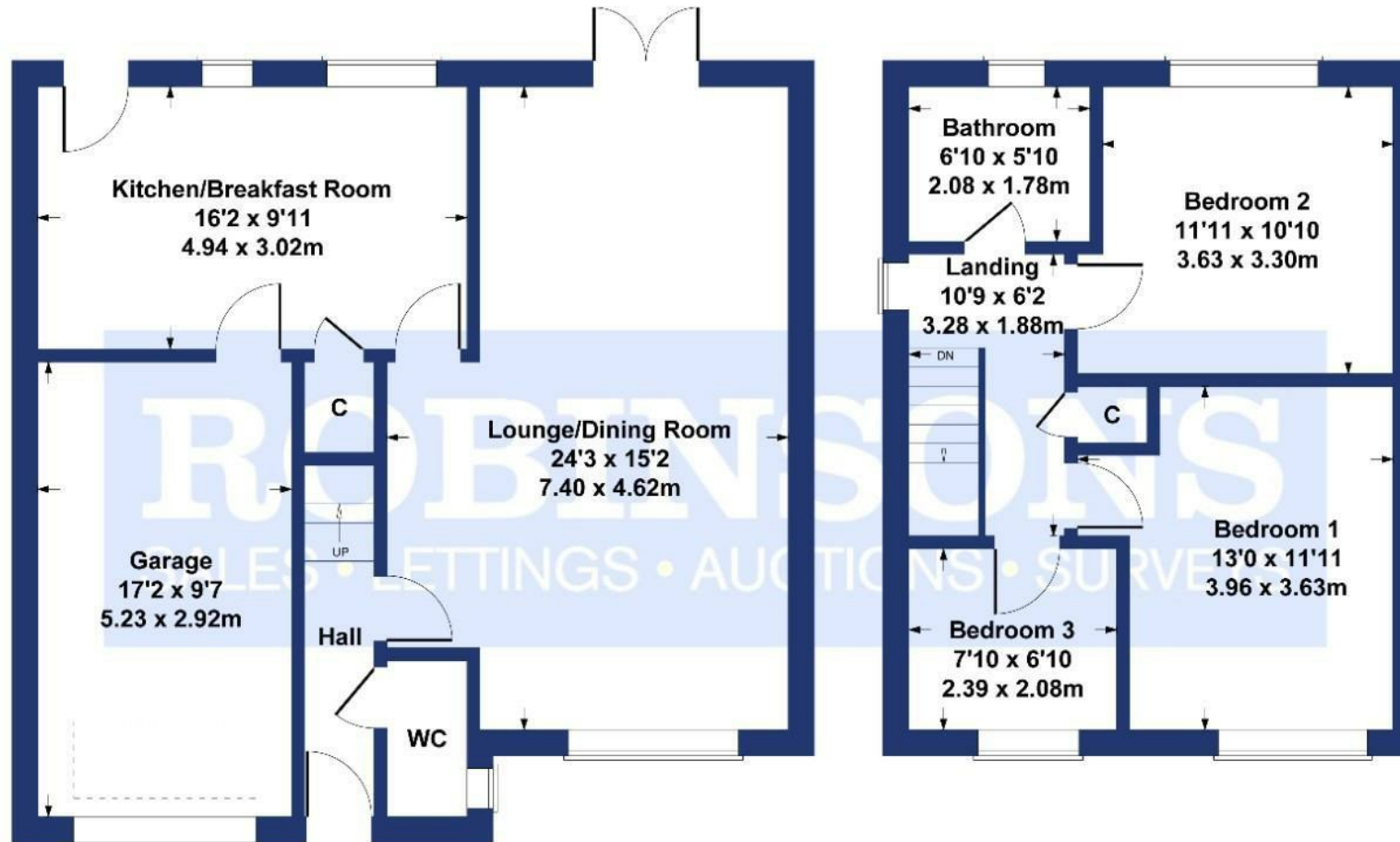






# Bewicke View

Approximate Gross Internal Area  
1184 sq ft - 110 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>83</b>
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.





45 Front Street, Chester Le Street, DH3 3BH  
Tel: 0191 387 3000  
[info@robinsonscsls.co.uk](mailto:info@robinsonscsls.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

