



Auton Stile, Bearpark, DH7 7AA  
2 Bed - House - Terraced  
£129,950

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# Auton Stile Bearpark, DH7 7AA

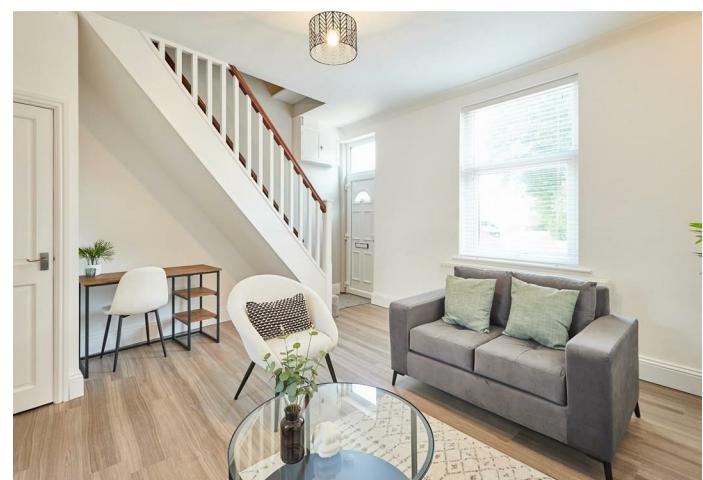
Dove Cottage, nestled in the charming village of Bearpark bordering Durham, is a recently refurbished terraced residence. Its convenient proximity to Durham City centre, the University Hospital of North Durham, and the University of Durham makes it an ideal choice for a variety of buyers. Meticulously designed, this stunning home offers an excellent opportunity for buyers seeking to immerse themselves in the exquisite allure of County Durham.

The home boasts an impressive fitted kitchen complete with a variety of built-in appliances and ample dining space. The cosy living room, featuring a staircase leading to the first floor and an attractive fireplace, invites relaxation and social gatherings. Additionally, there is a designated area perfect for studying or working from home due to its spacious layout. The ground floor hosts a remarkable family bathroom with a walk-in shower, WC, and wash basin.

Upstairs, the property offers two stylish bedrooms - a sizable double room and a single room. The single bedroom conveniently includes its own en-suite WC.

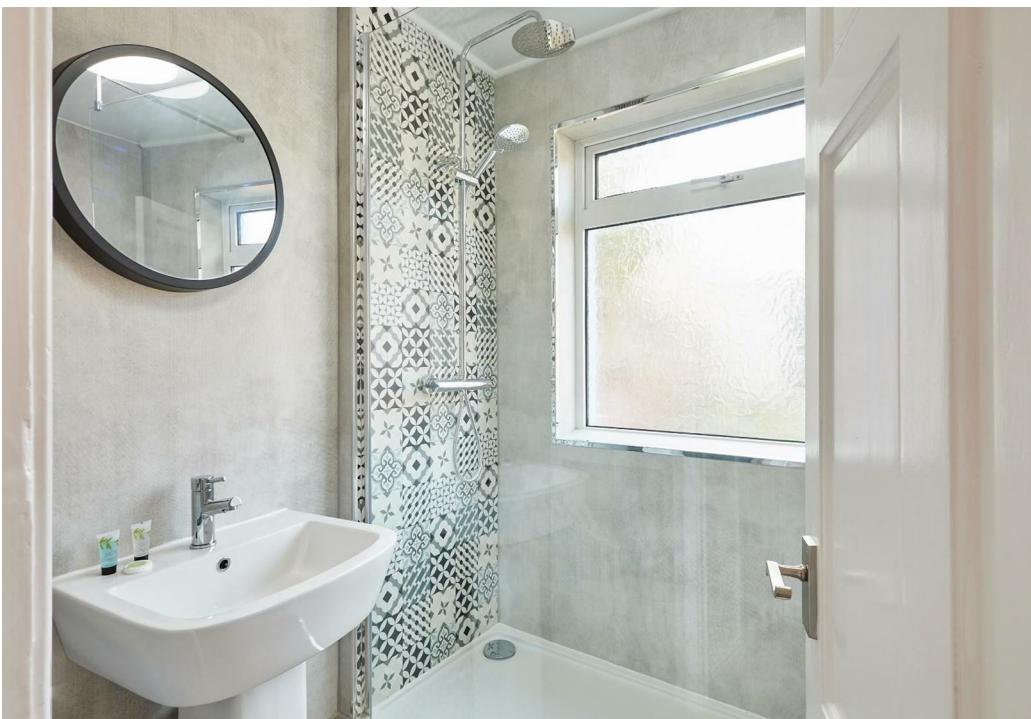
Outside, a delightful enclosed south-facing garden graces the rear of the property, providing both privacy and a sunny atmosphere. The garden includes a pleasant patio area, perfect for enjoying outdoor dining experiences.

This property is close to countryside, fields, walking and cycling trails, whilst only being a short distance to the nearby A167 which provides access throughout the area. The train station is within the centre of Durham, providing intercity rail links throughout the country. Seldom does the opportunity arise to acquire such a property and we would therefore strongly recommend any interested parties to arrange an early viewing.

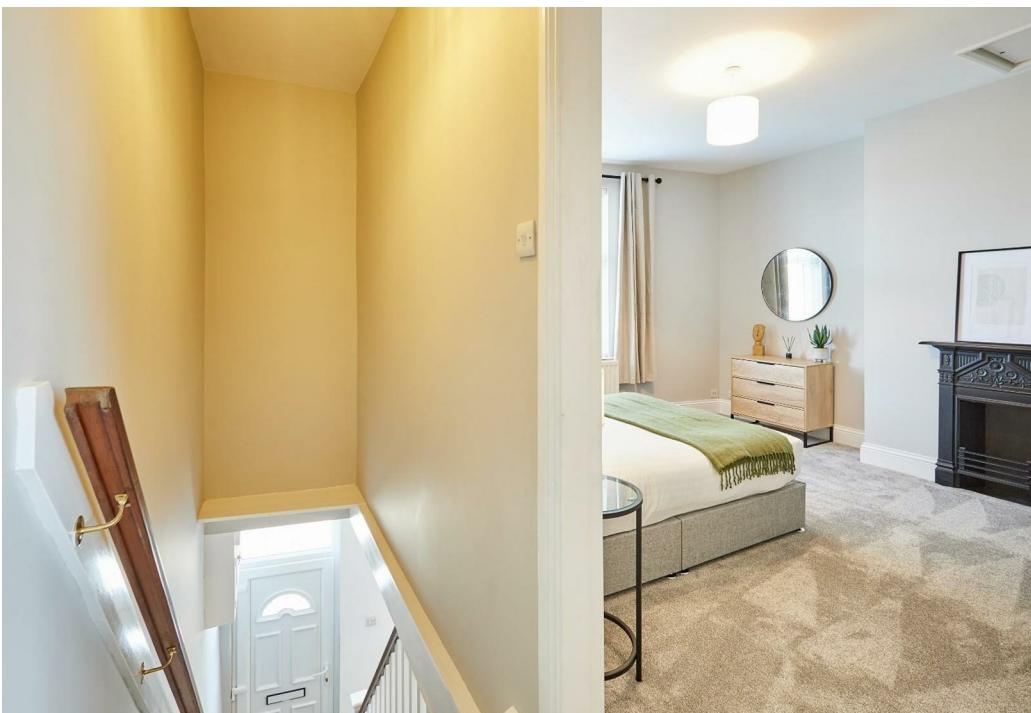












## GROUND FLOOR

### Entrance

### Lounge

16'0 x 14'5 (4.88m x 4.39m)

### Kitchen Diner

16'0 x 6'9 (4.88m x 2.06m)

### Rear Lobby

### Shower Room/WC

6'5 x 5'1 (1.96m x 1.55m)

## FIRST FLOOR

### Bedroom

14'5 x 12'8 (4.39m x 3.86m)

### Bedroom

11'6 x 6'10 (3.51m x 2.08m)

### WC

6'9 x 5'4 (2.06m x 1.63m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4Mbps, Superfast 50Mbps, Ultrafast 9000Mbps

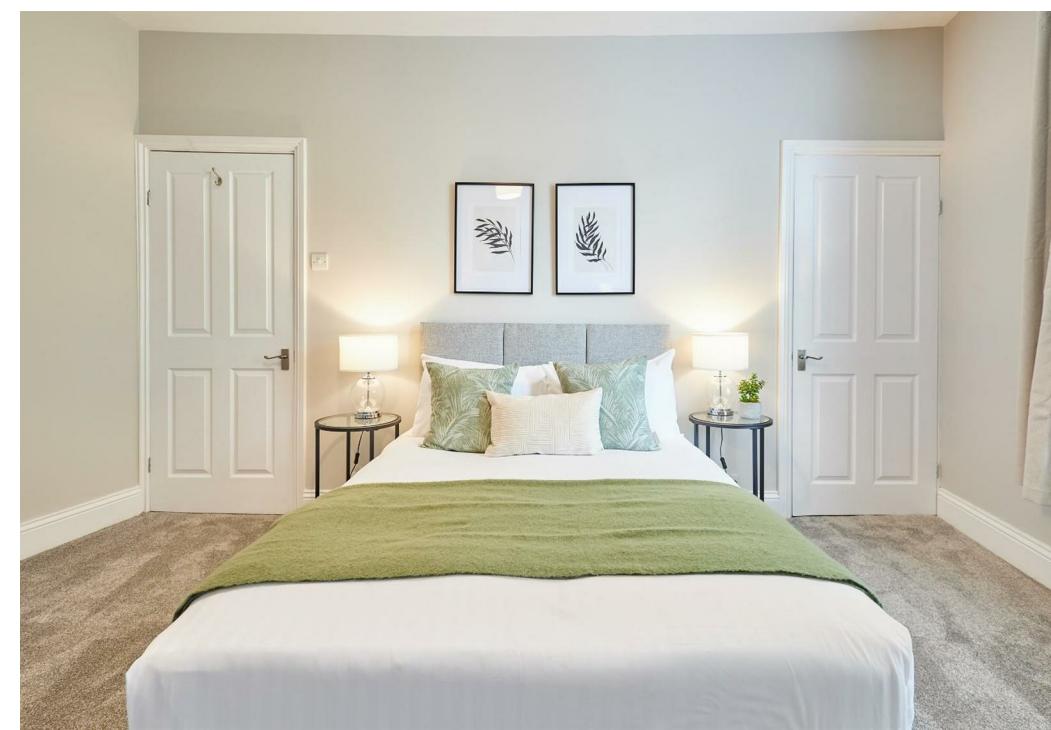
Mobile Signal/Coverage: Average

Tenure: Freehold

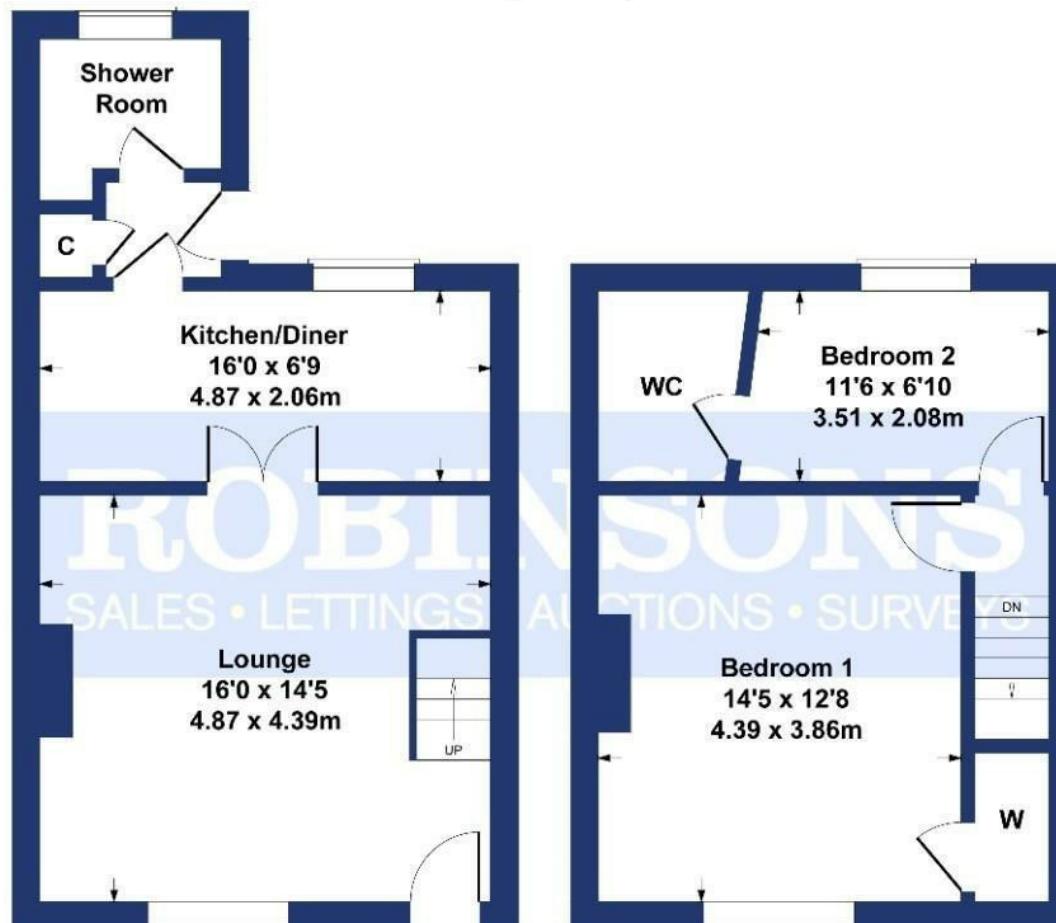
Council Tax: Durham County Council, Band A - Approx. £1544 p.a

Energy Rating: D

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.



**Auton Stile**  
**Approximate Gross Internal Area**  
**753 sq ft - 70 sq m**



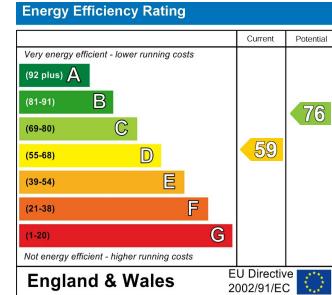
**GROUND FLOOR**

**FIRST FLOOR**

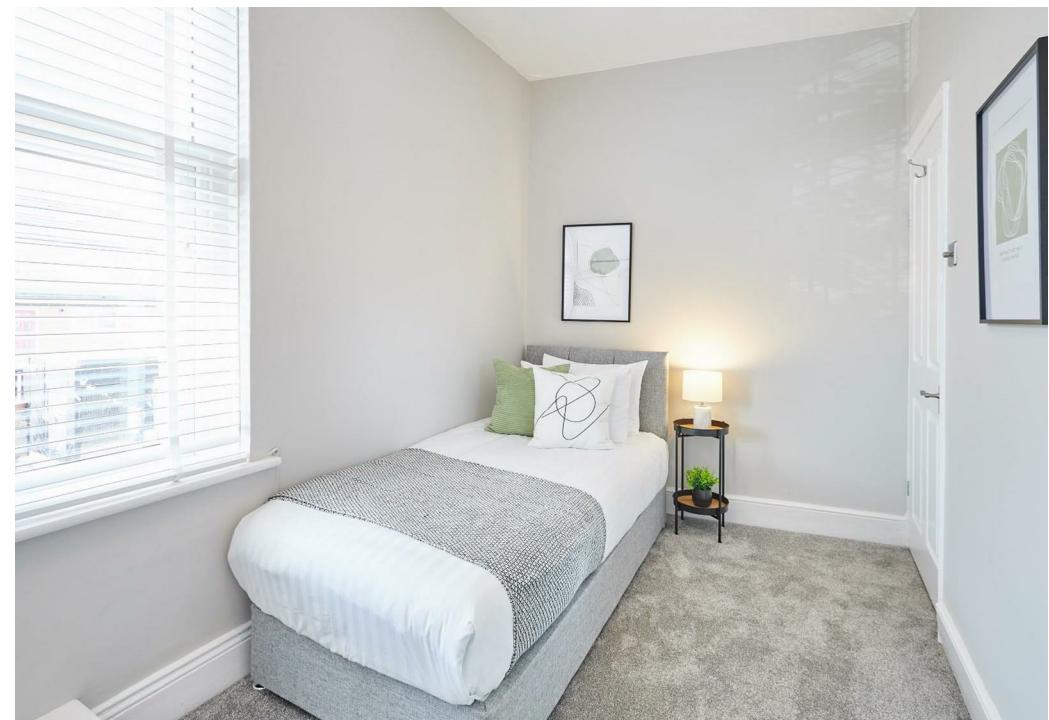
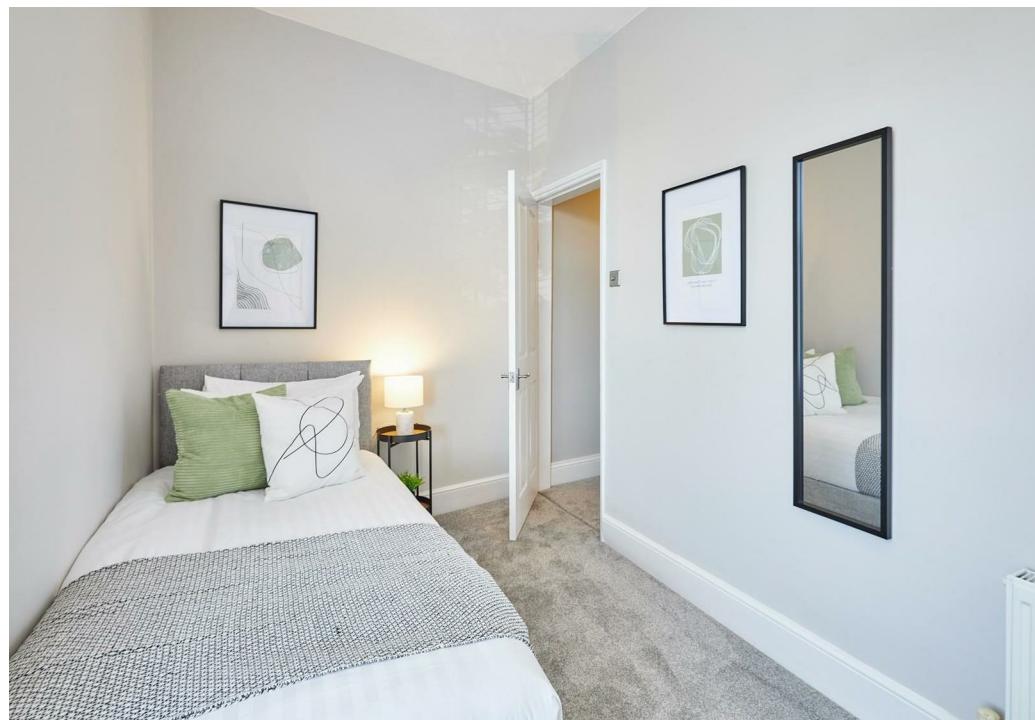
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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.

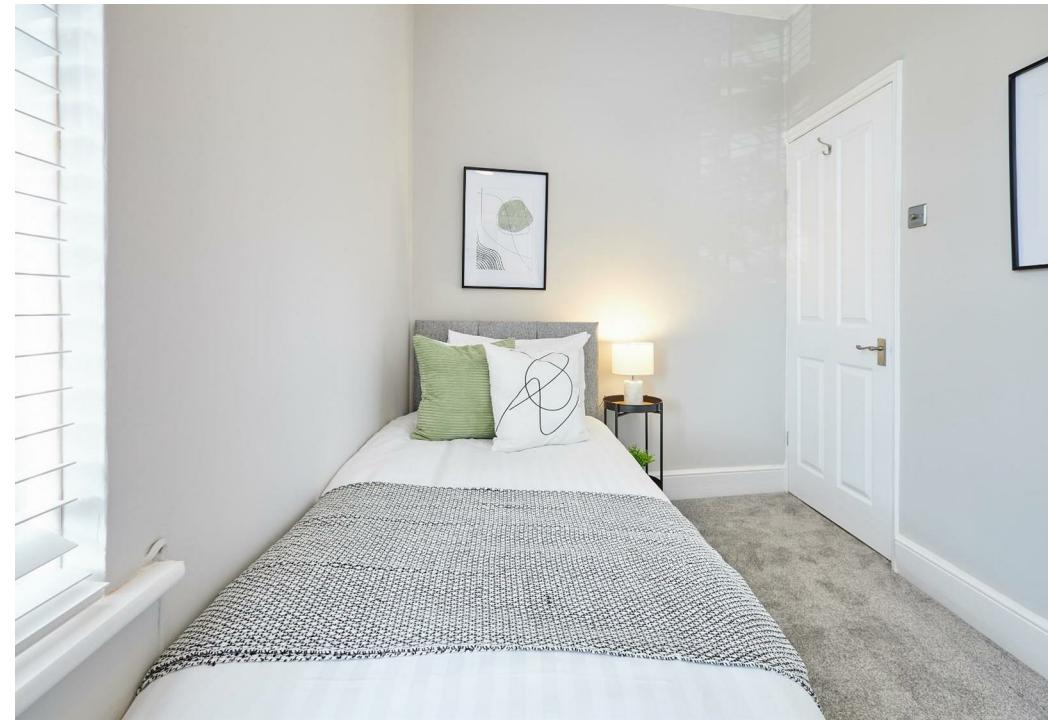
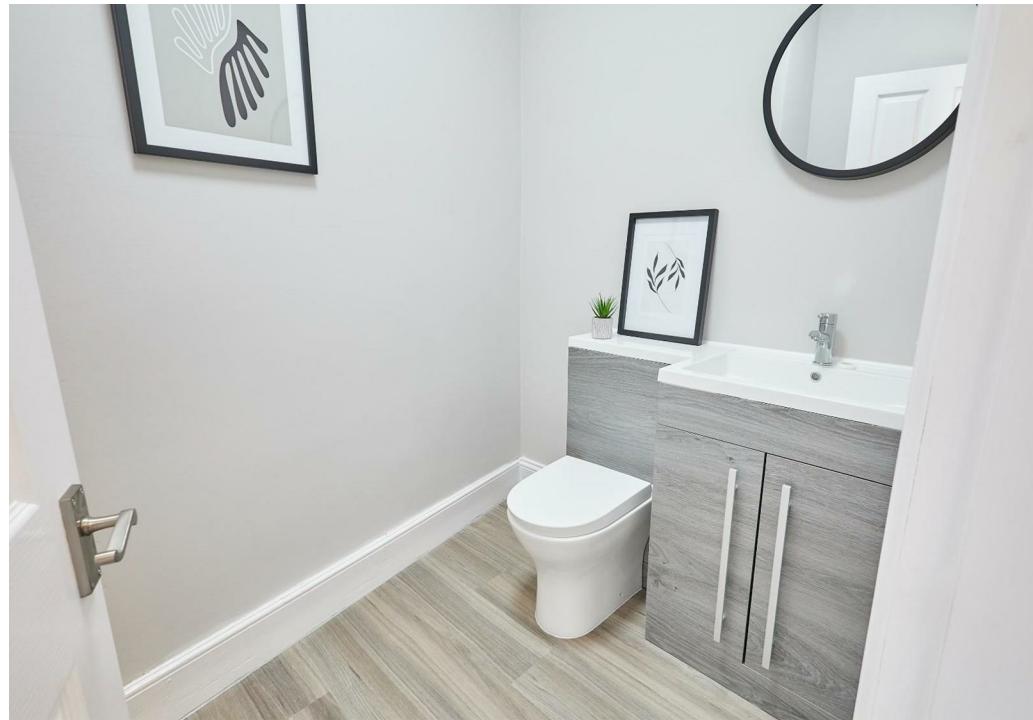
Produced by Potterplans Ltd. 2023



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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