

Black Lane, Wheatley Hill, DH6 3PJ
3 Bed - House - Detached
O.I.R.O £425,000

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Black Lane
Wheatley Hill, DH6 3PJ

Step inside this remarkable family home and you're greeted by a charming entrance porch, setting the tone for what lies beyond. At its heart is a show-stopping kitchen — the true hub of the home — where style meets practicality. Whether you're whipping up a family feast, entertaining friends, or simply unwinding with a glass of wine by the feature multi-fuel burner, this space is sure to impress. Sleek, modern integrated appliances, generous storage, and thoughtful design make it as functional as it is beautiful.



Flowing seamlessly to the rear, a bright and inviting living room offers the perfect haven for cosy family evenings or lively gatherings. From here, double doors lead into a well-proportioned dining room, which in turn opens onto a delightful conservatory. Bathed in natural light and boasting sweeping views over the garden and open countryside, this is a room you'll never want to leave, and it opens to the composite decked patio & hot tub. Completing the ground floor is a practical utility area paired with a stylish shower room.



Upstairs, the first floor has three generous bedrooms, each offering a serene retreat for rest and relaxation. The rear bedrooms capture the beauty of the surrounding countryside, making mornings just that little bit more magical. The family bathroom is thoughtfully appointed with a plunge-style bath, a separate shower cubicle, a sleek wash basin, WC, and discreet built-in storage. The loft is partially boarded for storage — and, with the right permissions, offers potential to extend.

Beyond the main residence, a detached outbuilding presents exceptional versatility. Comprising an office, storeroom, and a generous games room, it's ready to become anything you desire: a self-contained annexe, a guest suite, or even an income-generating rental.



Finally, there is a larger-than-average detached garage complete with workshop area — the perfect haven for hobbyists, car enthusiasts, or simply those in need of exceptional storage.


Champagne
Dom Pérignon
Vintage























LOCATION

Black Lane is beautifully situated on the outskirts of a charming village, offering residents the perfect blend of rural tranquillity and everyday convenience. The local area provides a variety of shops, cafés, and essential amenities, all within easy reach, creating a welcoming and practical environment for daily living. The village itself exudes a warm, community-focused atmosphere, making it an ideal setting for families, professionals, and retirees alike.

For those seeking a broader range of shopping, dining, and entertainment options, Durham City Centre is located just under five miles away. This vibrant and historic city boasts an extensive selection of retail outlets, independent boutiques, restaurants, pubs, and cultural attractions, including the iconic Durham Cathedral and scenic River Wear. Whether you're planning a leisurely day out or a quick trip for essentials, the city's close proximity adds a dynamic edge to village life.

The property at Black Lane is also perfectly positioned for commuters. With the A181 just a short drive away, residents benefit from excellent road connections to major regional centres such as Newcastle, Sunderland, and Teesside. This strategic location makes it easy to travel for work or leisure, offering the best of both worlds—peaceful village living with seamless access to urban amenities.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating. Multi-fuel burner
Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band C - Approx. £2,268 p.a
Energy Rating: D

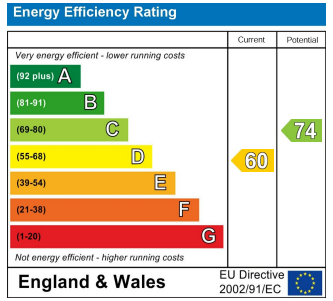
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.
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.





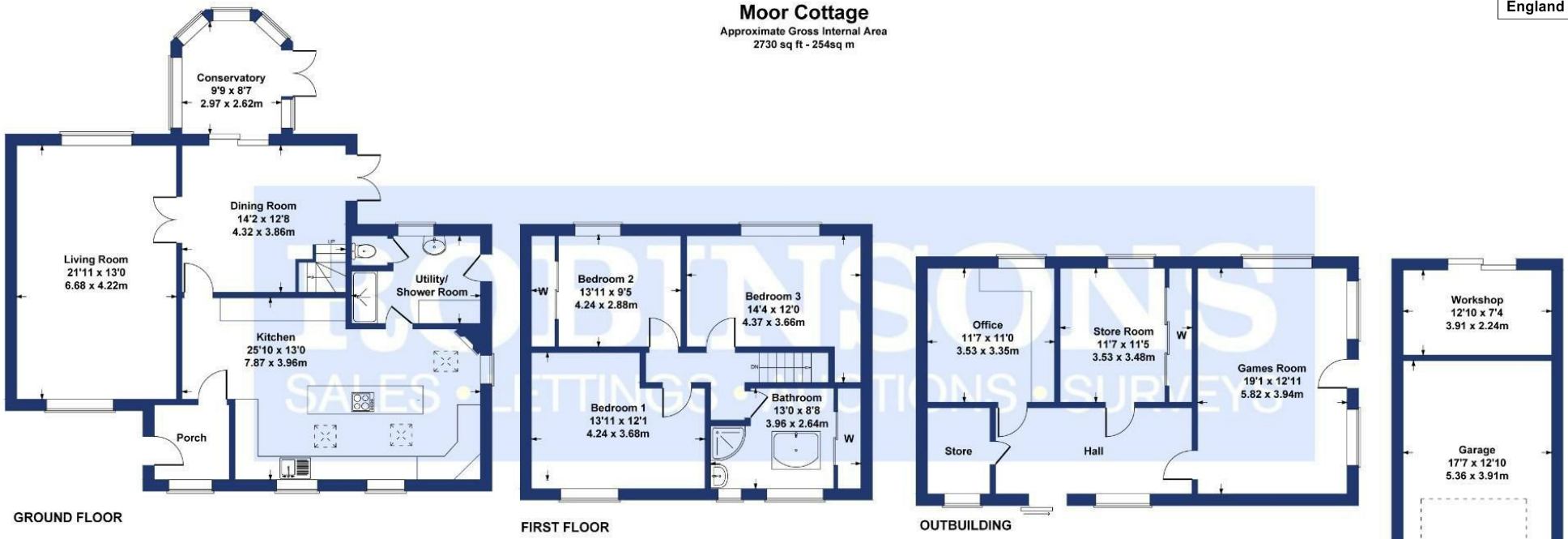






Moor Cottage

Approximate Gross Internal Area
2730 sq ft - 254sq m



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.

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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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