

High Street, Witton Le Wear, DL14 0AX
4 Bed - House - Semi-Detached
Offers In Excess Of £450,000

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High Street
Witton Le Wear, DL14 0AX

Robinsons are delighted to present to the sales market this charming four-bedroom stone-built home, located in the highly desirable village of Witton-le-Wear. Beautifully presented throughout, the property has been tastefully refurbished in recent years to an excellent standard, successfully blending modern finishes with a wealth of retained traditional character features.

A true standout feature of this home is the exceptional garden and breathtaking countryside views. Overlooking rolling open landscape with far-reaching vistas, this is a rare opportunity in such a sought-after location. In addition, the property benefits from a garage/workshop, providing excellent storage or hobby space.

The home is warmed by oil-fired central heating, complemented by a solid fuel stove, and further benefits from double glazing throughout.

The internal accommodation briefly comprises an entrance porch leading into a welcoming lounge with windows to the front and side aspects and a feature solid fuel stove. A second reception room offers versatility and could serve as an additional sitting room or formal dining room. The kitchen is fitted with a range of wall, base and drawer units, integrated appliances, and space for a fridge/freezer. There is also a shower room comprising a walk-in enclosure, wash hand basin and WC. Completing the ground floor is a further study, which also provides access via staircase to a useful basement.

To the first floor are four well-proportioned bedrooms. The principal bedroom features a standout free-standing roll-top bath and a range of fitted wardrobes, creating a luxurious and characterful space. The second largest bedroom, accessed via a separate staircase, offers excellent potential for an en-suite or walk-in wardrobe. The first floor is further served by a separate WC.








HOUSE
RULES






THERE
CAN
ONLY
BE
ONE
QUEEN
&
I'M
IT



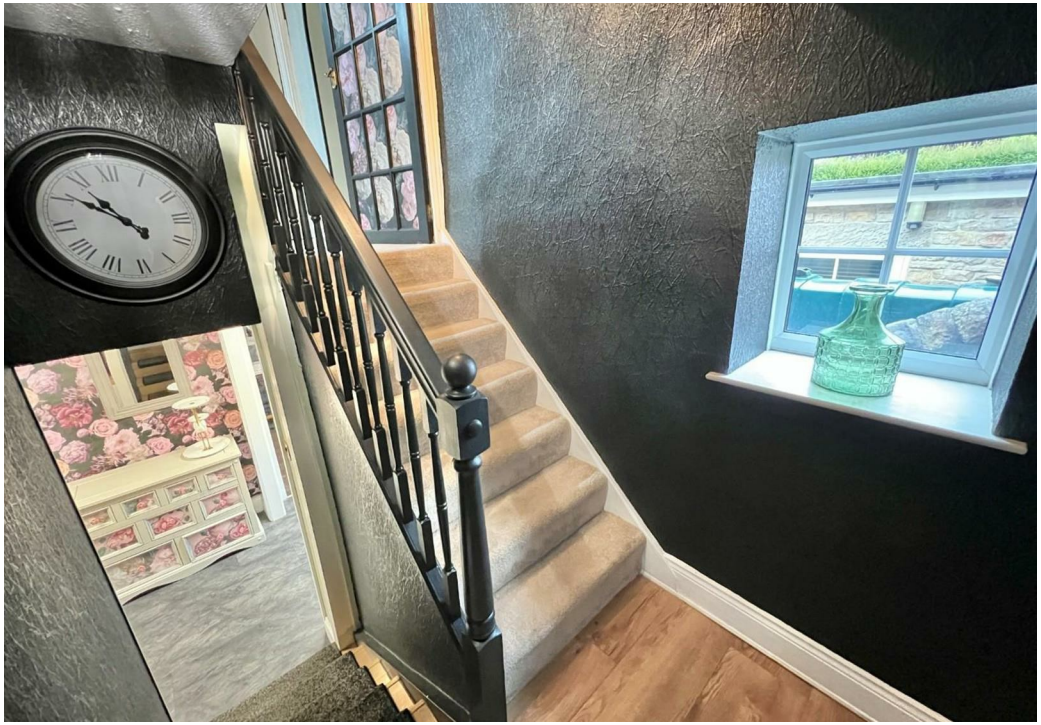

THE BODEN FAMILY




HAVE A NICE POO


F POO







Outside

Externally, the property is approached via a gravelled driveway and walkway leading to the garage and main entrance. The enclosed rear garden is beautifully established, being well stocked with mature shrubs and flowering plants, and features a patio area perfectly positioned to take full advantage of the outstanding views. A summer house sits towards the rear of the garden, providing a private retreat to further enjoy the stunning outlook. Gardens of this quality and setting are seldom available in Witton-le-Wear and must be viewed in person to be fully appreciated.

Location

Witton-le-Wear is a picturesque village situated close to Bishop Auckland, surrounded by open countryside and scenic walks, and offering a selection of traditional village pubs. A wider range of amenities, schooling, and facilities can be found in nearby Bishop Auckland and Crook.

Agent Notes

Council Tax: Durham County Council, Band E Approx. £3205.00
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - None
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
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
Probate – n/a
Rights & Easements – Attached property has access
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 –tbc
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – No
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.

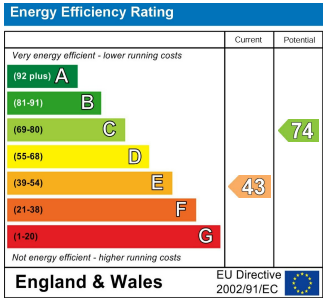
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.





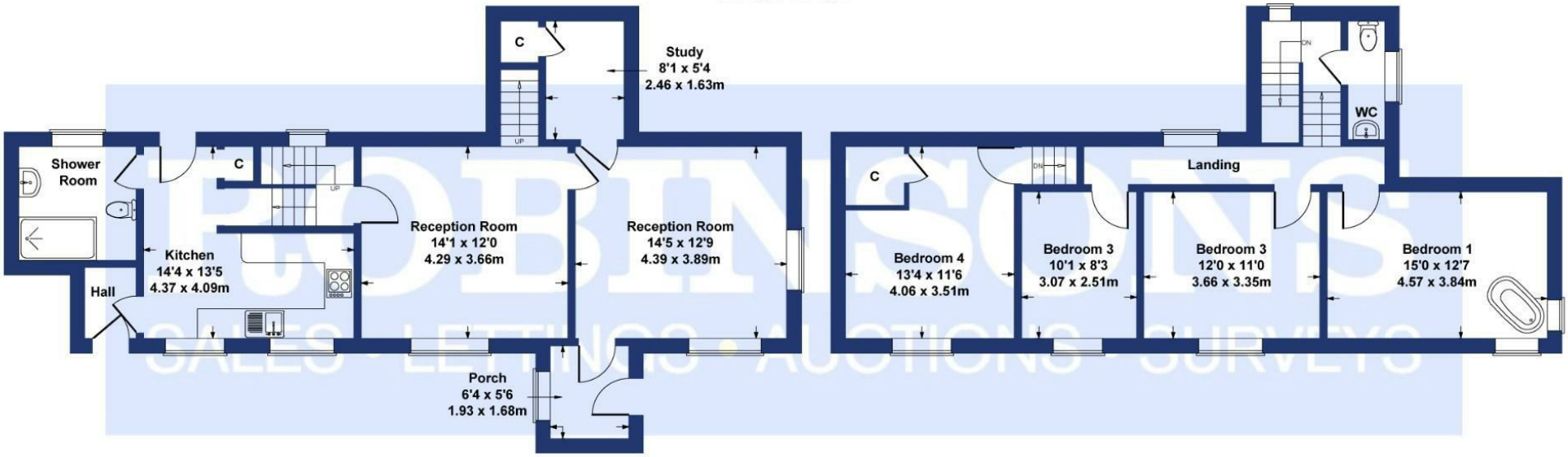

WINNER





High Street Witton Le Wear

Approximate Gross Internal Area
1433 sq ft - 133 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

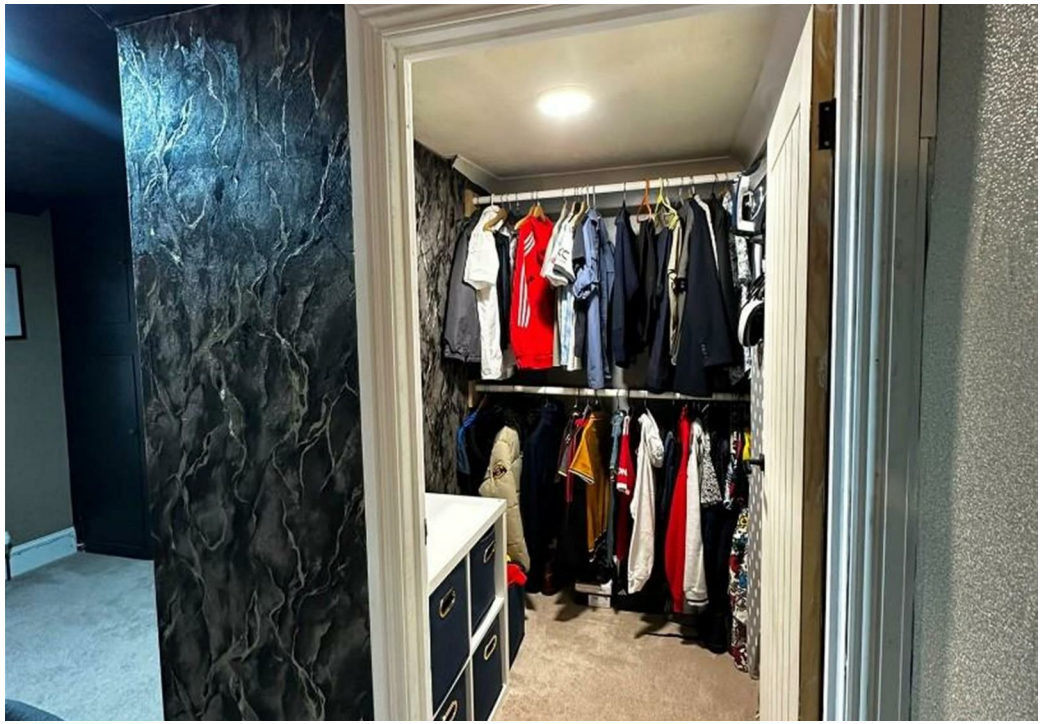
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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









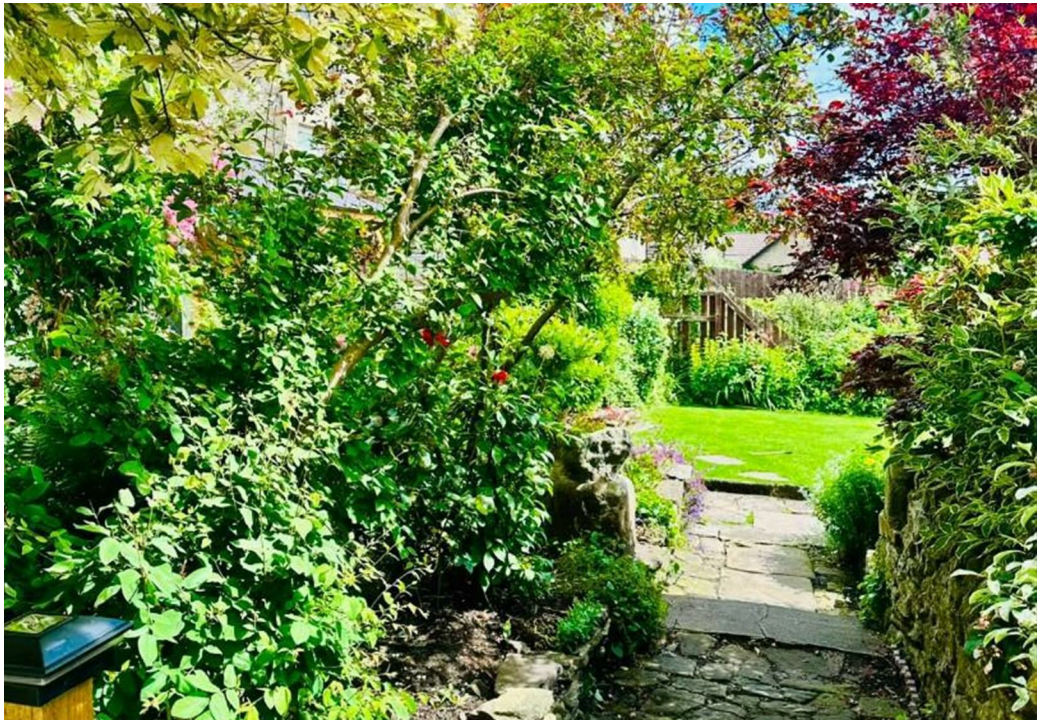

















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