



Westerton, Westerton, DL14 8AH
3 Bed - House
£295,000

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Westerton

Westerton, DL14 8AH

Sold with no onward chain, Robinsons are delighted to offer to the market this charming property located in the popular and picturesque village of Westerton. This delightful extended cottage boasts a spacious 1,206 sq ft of living space, perfect for a family looking for a new home.

Built in 1910, this property exudes character and charm, offering three cosy bedrooms and two bathrooms, ideal for modern living. The beautifully presented interior is sure to captivate you from the moment you step inside.

One of the highlights of this property is the stunning views it offers. Imagine waking up to panoramic views of the countryside every morning, truly a sight to behold.

The accommodation briefly comprises: Entrance Porch, Hallway, Spacious Lounge, Dining Kitchen, Orangery, Utility room and bathroom to the ground floor, whilst to the first floor there are three good sized double bedrooms offering lovely views, and shower room.

For those with a love for horses, this property comes with stables/workshop set into a substantial courtyard and the possibility to rent the adjacent paddock, providing the perfect opportunity to indulge in your equestrian pursuits right at your doorstep. The stables/workshop could be used in a variety of ways with the possibility of converting for example to an annexe or air bnb, subject to relevant planning requirements.

Additional to the courtyard there is also a raised lawned area., perfect for relaxing.

Don't miss out on the chance to own this extended and spacious house in the heart of Westerton. Book a viewing today and experience the beauty and tranquillity this property has to offer.













GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge

14'8" x 16'0" (4.48 x 4.90)

Kitchen/Dining Room

18'0" x 10'5" (5.49 x 3.19)

Orangery

12'11" x 10'3" (3.96 x 3.13)

Rear Lobby/Boot Room

7'8" x 7'1" (2.34 x 2.17)

Ground Floor Bathroom

9'1" x 7'1" (2.77 x 2.17)

FIRST FLOOR

Landing

Bedroom 1

18'0" x 16'2" maximum (5.49 x 4.94 maximum)

Bedroom 2

9'10" x 9'6" 8'2" (3.02 x 2.92 2.50)

Bedroom 3

12'5" x 7'10" (3.81 x 2.40)

Shower Room

8'2" x 6'11" (2.50 x 2.12)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 27 Mbps

Mobile Signal/Coverage: Average

Tenure Freehold

Council Tax: Durham County Council, Band B £1891 (min)

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.



Westerton

Approximate Gross Internal Area
1410 sq ft - 131 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

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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