

Ascot Court, Leeholme, DL14 8GA
4 Bed - House - Detached
£340,000

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Ascot Court
Leeholme, DL14 8GA

Located in the village of Leeholme, this exquisite four-bedroom detached family home at Ascot Court offers a perfect blend of modern living and countryside charm. Set within a small development of similar style properties, this residence boasts approximately one acre of paddock land to the rear, making it an ideal choice for those seeking space and tranquillity.

The property is beautifully presented throughout, featuring a spacious through living and dining room that serves as the heart of the home. A focal point fireplace adds warmth and character, while French doors lead seamlessly into a delightful conservatory, perfect for enjoying the surrounding views. The fitted kitchen, complete with a utility room, provides both functionality and style, catering to the needs of family life.

The master bedroom benefits from an en-suite shower room, ensuring privacy and convenience, while the additional bedrooms offer ample space for family or guests. The attractive landscaped gardens at the rear are a true highlight, providing a serene outdoor space to relax and entertain, with the adjoining grass paddock enhancing the rural feel and offering potential for various uses. To the side of the property there is vehicle access with a hard standing behind double gates.

Leeholme is conveniently located just off the A689, providing excellent access to nearby Bishop Auckland and Newton Aycliffe, as well as the A167 and A1M for those commuting further afield. This property presents a wonderful opportunity for families looking to enjoy a peaceful village lifestyle while remaining well-connected to local amenities and transport links. Don’t miss the chance to make this stunning home your own.







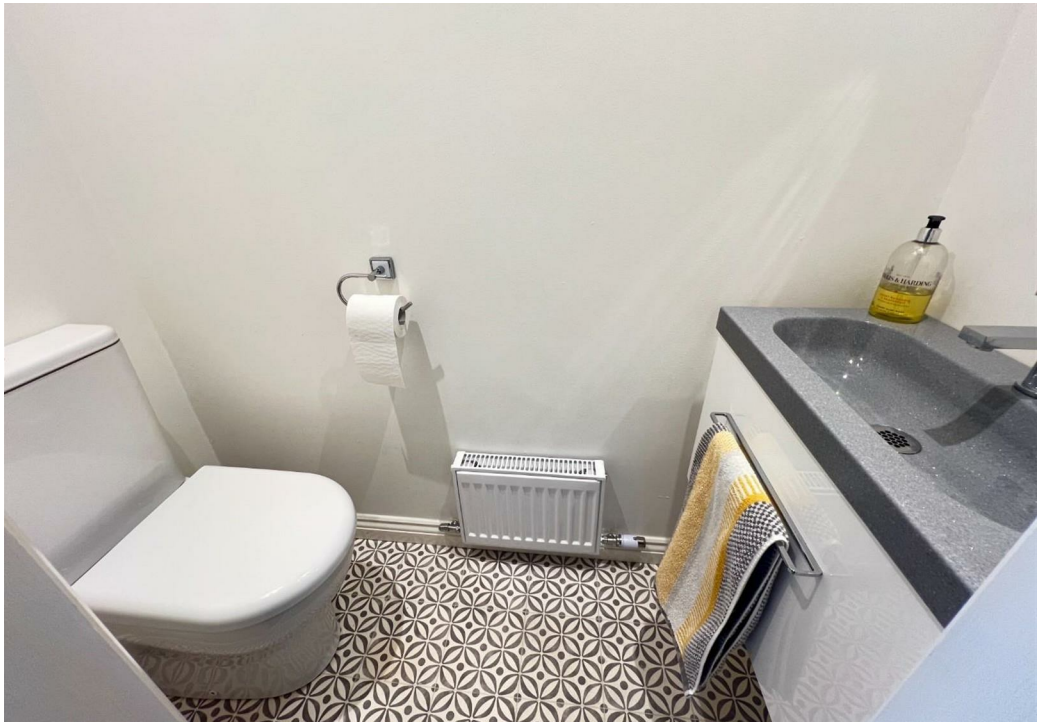
























GROUND FLOOR

Entrance Hall

Lounge/Dining Room
22'10 x 13'0 (6.96m x 3.96m)

Conservatory
16'3 x 11'8 maximum (4.95m x 3.56m maximum)

Kitchen
11'8" x 8'11" (3.56m x 2.74)

Utility
8'11 x 6'10 (2.72m x 2.08m)

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FIRST FLOOR

Landing

Bedroom 1
12'7 x 12'0 maximum (3.84m x 3.66m maximum)

Ensuite

Bedroom 2
13'6 x 8'11 (4.11m x 2.72m)

Bedroom 3
12'5 x 10'5 (3.78m x 3.18m)

Bedroom 4
9'6 x 6'11 maximum (2.90m x 2.11m maximum)

Bathroom

EXTERNAL

AGENTS NOTES
Council Tax: Durham County Council, Band C - Approx. £2268 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (metered)
Sewerage – Mains
Heating – Gas Central Heating
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 – N/A
Probate – N/A
Rights & Easements – Unknown
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 – Unknown
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.
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 £30 (inc. VAT) per individual purchaser applies for carrying 0ut these checks.



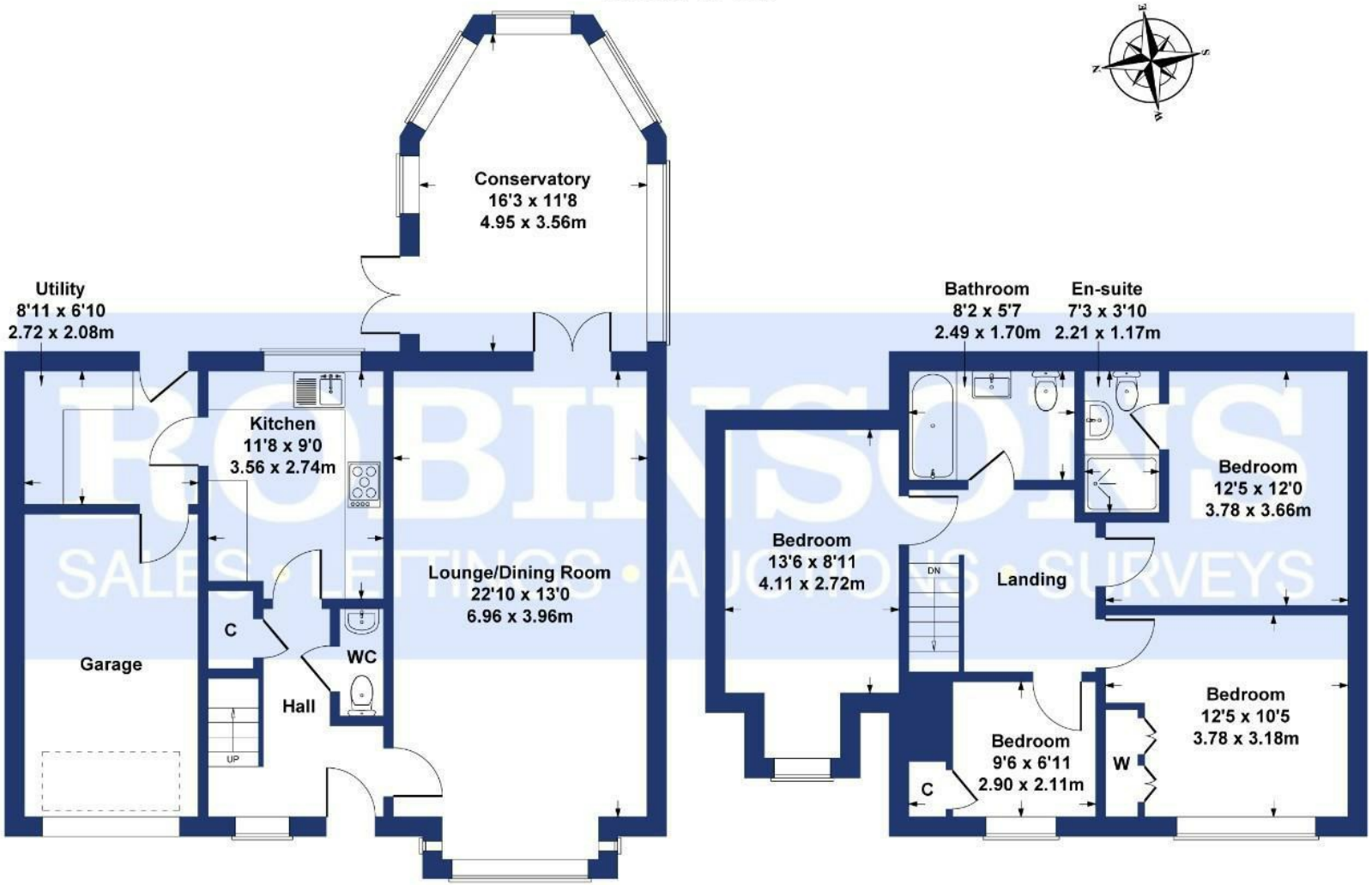


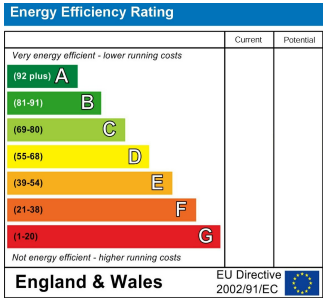




Ascot Court

Approximate Gross Internal Area
1583 sq ft - 147 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 services.



120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

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