



Greenfoot House, Stanhope, Bishop Auckland, County Durham, DL13 2JT
Guide Price £190,000

**Vickers
& Barrass**
Est. 1973
Land and Estate Agents

A two bedroom cottage set in an idyllic position with countryside views on the outskirts of the popular market town of Stanhope.

- Stone built cottage
- Large living room
- Two double bedrooms
- Two bathrooms
- Countryside setting
- Energy performance rating E 39



LOCATION

The property is located 1 mile to the west of Stanhope in a rural setting. Stanhope is a picturesque market town in County Durham, situated in the heart of Weardale, about 15 miles west of Bishop Auckland. The town is known for its rich history, with features such as the 12th-century St. Thomas' Church and the remains of Stanhope Castle, as well as its strong ties to lead mining and quarrying. Today, Stanhope blends heritage with natural beauty, attracting visitors to its riverside walks along the River Wear and nearby attractions like the Weardale Railway. The town supports a number of local businesses and has a primary school, with secondary schooling available at nearby Wolsingham. For a wider range of facilities and amenities, Consett is approximately 12.5 miles to the northeast, with Bishop Auckland 15 miles to the southeast.

what3words //addicted.delight.unlocking

DESCRIPTION

Greenfoot House is set on the outskirts of Stanhope



and boasts far reaching un-spoilt countryside views. The property is a stone built, two-storey property comprising a large living room with log burning stove, a kitchen with units, stainless steel sink and space for kitchen appliances. There is a separate larder space to the rear of the property with additional units and worktop space along with a door to the rear yard. The ground floor boasts a useful shower room with shower, WC and wash basin. There is a store to the rear of the property which houses the oil tank and can be accessed from the larder as well as having an external door.

To the first floor, there are two double bedrooms, the larger having an over stairs storage cupboard. Both bedrooms enjoy views across the valley to the front of the property. There is a bathroom comprising a bath, WC and wash basin.

Externally the property has a garden to the side of the property which is laid to lawn with mature shrub borders and a gravel path. There is a yard to the rear of the property. Currently there is an adjoining ground floor outbuilding that forms a flying freehold



with the adjoining stone barns and has access to the living room and front of the property.

ACCESS

It is understood that Greenfoot House has a right of access over the adjoining property to the west to provide access.

SERVICES

The property is served by mains electricity and water, has oil fired central heating and drainage to a septic tank.

COUNCIL TAX BAND

Durham County Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating E 39.

SALE PROPOSAL

The ground floor of the adjoining two-storey stone barn is currently included within the title for Greenfoot House and forms a flying freehold. However the owner of the adjoining property (Land and Stone Barns at Greenfoot) has offered a 159m²



section of land to the front of the property which will provide a parking area in return for the outbuilding forming the flying freehold. This section of land is marked in yellow on the enclosed sale plan. More details of this can be provided by the agent. Please note that the Land and Stone Barns at Greenfoot are also currently being offered for sale by Vickers & Barrass.

TENURE

We understand that the property is unregistered and currently has a flying freehold. With the sale proposal from the adjoining property owner, the property will potentially be sold without the outbuilding and flying freehold, but with the additional land highlighted yellow on the enclosed plan. Please note this land is on a separate registered title. A sale plan is enclosed to indicate the property boundary.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.



MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

STAMP DUTY LAND TAX

This property may be subject to Stamp Duty Land Tax (SDLT). The amount payable will depend on the buyer's circumstances. We recommend obtaining advice from a solicitor or financial adviser.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

COSTS

Each party is to bear their own costs.

VIEWINGS

Please contact Vickers & Barrass on 01388 730095 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – December 2025

Photographs taken – December 2025

THINKING OF SELLING YOUR PROPERTY?

Thinking of selling your home, give the team a call to arrange a no obligation market appraisal on your property.

01325 728084

01388 730095

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the

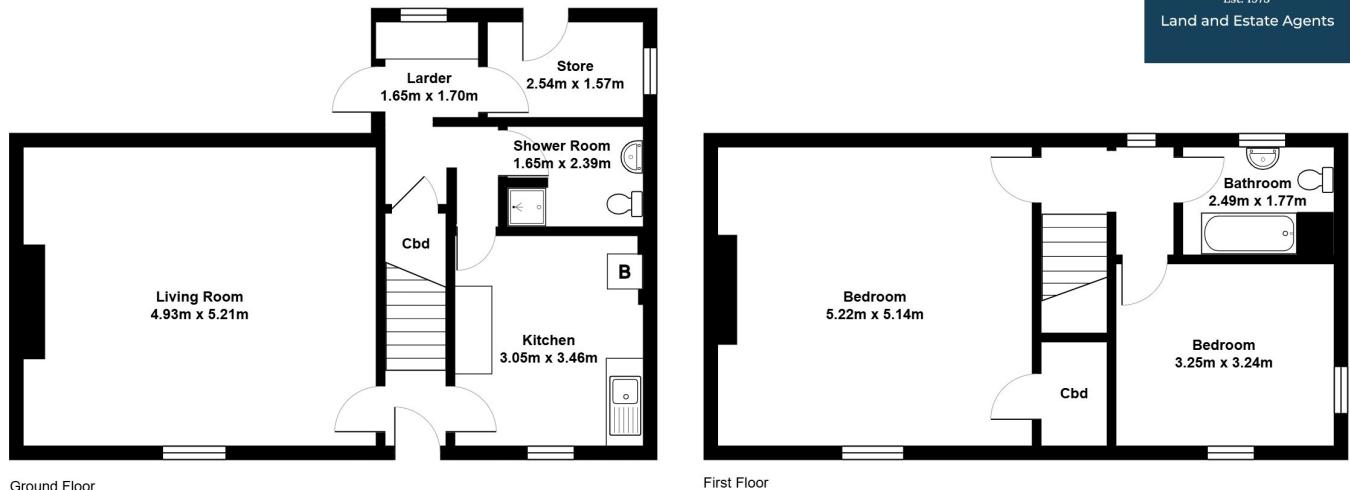
property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, and to generally amend the particulars or method of sale.

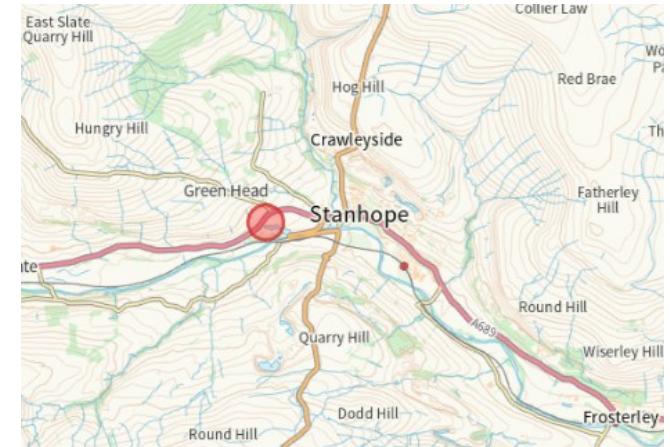
The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



All measurements are approximate and for display purposes only





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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