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Farm Buildings Page Bank, Spennymoor, DL16 7RE



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Price £350,000

Idyllic three bedroomed end of terrace property located on Page Bank, Spennymoor. As one of four properties situated in a secluded setting, this unique home offers a perfect opportunity for those looking for a peaceful setting and benefits from it's vast gardens. Accessed via Whitworth Lane, the property is pleasantly positioned just a short distance from nearby towns Spennymoor and Willington, both offering an array of amenities including both primary and secondary schools, supermarkets, high street shops, retail stores, restaurants, cafes, independent businesses and leisure facilities. There is an extensive public transport system in the area allowing for access to neighbouring towns and villages such as Bishop Auckland and Durham, whilst the A689 is nearby leading to the A1(M) both North and South.

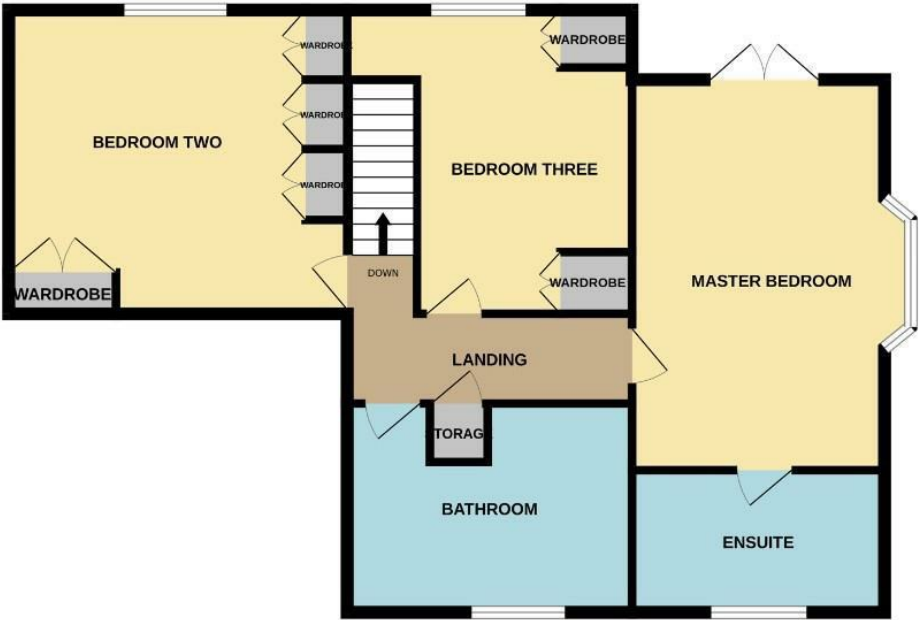
In brief, the property comprises: the living room, dining room, additional reception room, kitchen, utility room, cloakroom and garden room to the ground floor. The first floor consists of the master bedroom with ensuite, two further double bedrooms and family bathroom. Externally, the property has a beautifully maintained garden to the rear and side which is mainly laid to lawn, patio area accessed via the garden room offers a perfect space for outdoor seating and hosting, with a pond and perimeter borders hosting well established plants, bushes and shrubbery. The side gate leads into the extensive converted paddock benefiting from two further ponds linked together via a stream, multiple gazebos and gravelled seating areas, fruit and vegetable patches, greenhouse, double length garage, workshop and storage buildings all set within a scenic plot with hedged borders, mature trees bushes and shrubbery and offers panoramic views over the superb countryside.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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**Living Room**

16'4" x 13'9"  
Generously sized living room which has plenty of space for furniture, benefiting from coal fire with feature surround and large window to the rear elevation offering views over the garden.

**Dining Room**

13'8" x 10'11"  
Situating to the front of the property, the dining room has plenty of space for a dining table and chairs and further furniture, open fire with feature surround and large window to the front elevation.

**Kitchen**

18'0" x 11'3"  
The modern kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs, sink/drainers and overhead extractor hood.. Space is available for a range style cooker, further free standing appliances and furniture with French doors to the rear leading into the garden.

**Reception Room Two**

13'10" x 8'10"  
Another well sized reception room which could be utilised as a secondary living or dining room, play room or study and access leads into the garden room.

**Garden Room**

12'6" x 7'1"  
The garden room is located to the rear of the property and offers a great seating area and large windows allow for plenty of natural light a views over the rear garden.

**Utility Room**

7'11" x 6'9"  
The utility room fitted with additional wall and base units, sink/drainers and plumbing for a washing machine and dishwasher.

**Cloakroom**

6'10" x 2'11"  
The cloakroom is fitted with a wash hand basin, WC and frosted window to the front elevation.

**Master Bedroom**

18'2" x 11'8"  
Generously sized master bedroom offering space for a king-sized bed and further furniture, with large bay window and Juliet balcony to the rear providing fantastic views over the rolling fields.

**Ensuite**

11'6" x 6'6"  
Tiled ensuite to the master bedroom fitted with a panelled bath with overhead shower, wash hand basin and WC.

**Bedroom Two**

16'3" x 13'9"  
The second bedroom is another fantastic size with space for a king-sized bed and further furniture, fitted wardrobes and window to the rear elevation.

**Bedroom Three**

13'10" x 9'10"  
Bedroom three is a large double bedroom with fitted wardrobes and large window to the rear elevation.

**Bathroom**

12'11" x 9'6"  
Family bathroom fitted with a double walk in shower, panelled bath, heated towel rail, wash hand basin and WC with window to the front elevation.

**External**

Externally, the property has a beautifully maintained garden to the rear and side which is mainly laid to lawn, patio area accessed via the garden room offers a perfect space for outdoor seating and hosting, with a pond and perimeter borders hosting well established plants, bushes and shrubbery. The side gate leads into the extensive

converted paddock benefiting from two further ponds linked together via a stream, multiple gazebos and gravelled seating areas, fruit and vegetable patches, greenhouse, double length garage, workshop and storage buildings all set within a scenic plot with hedged borders, mature trees bushes and shrubbery and offers panoramic views over the superb countryside.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.























