

# BRUNTON

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## RESIDENTIAL



**FRONT STREET, WEARHEAD, BISHOP AUCKLAND, DL13**

**£650,000**

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Truly unique and characterful detached stone home, originally a former milking barn dating back to the 1800s, offers over 2,400 sq. ft. of spacious and versatile accommodation, set within the desirable rural village of Wearhead.

The property retains a wealth of original features, including exposed beams, stone walls, period fireplaces and traditional detailing, while providing a well-balanced layout suited to modern family living. Including a substantial lounge/dining room, a generous kitchen with adjoining utility, a bright extended garden room, and four well-proportioned double bedrooms with modern family bathroom plus en-suite. Externally, the property sits within a generous plot with extensive parking, large lawned gardens and a range of outbuildings including garages and stables, offering excellent potential for further development or multi-purpose use.

Wearhead is a welcoming and close-knit village located in Upper Weardale, set within an Area of Outstanding Natural Beauty. It is conveniently positioned near the borders of Cumbria and Northumberland, and offers useful local amenities including a primary school and a well-used village hall.

The nearby villages of St John's Chapel and Stanhope are only a short drive away, providing a selection of shops and everyday services, while Bishop Auckland provides a wider range of shops, schools and leisure facilities. Surrounded by beautiful countryside, the area enjoys far-reaching views and a wealth of scenic walking routes, making it particularly attractive to those who enjoy outdoor pursuits and a tranquil rural lifestyle. Despite its peaceful setting, the area remains easily accessible thanks to its well-connected road links.

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The accommodation opens with a welcoming entrance porch, providing space for coats and shoes, and leading through to a spacious, square-shaped hallway. This versatile area lends itself perfectly to use as a home office or additional reception space, and also gives access to a convenient ground-floor WC.

To the right-hand side lies a generous kitchen, rich in character with exposed beams and dual-aspect windows that flood the space with natural light. Thoughtfully fitted with quality worktops, bespoke cabinetry, and ample room for dining, the kitchen is well-equipped with a gas range cooker, Belfast sink and integrated extractor. A door leads through to a practical utility room, offering further storage, space for additional appliances.

To the left of the hallway is an impressive lounge/dining room, a substantial triple-aspect space brimming with charm. A working fireplace, exposed stone walling, and ceiling beams create a warm and inviting atmosphere. This room flows seamlessly into a bright garden room, featuring panelled walls and French doors opening onto the garden, providing an excellent and relaxing additional living space with delightful views.

Upstairs, the landing leads to four well-proportioned double bedrooms. The principal bedroom is particularly spacious, offering ample room for large wardrobes and enjoying attractive views over the rear garden. One of the remaining bedrooms benefits from its own en-suite shower room, fitted with a cubicle shower, partially tiled walls, low-level WC, and wash basin. The other bedrooms are equally well-sized and include built-in storage.

The accommodation is completed by a recently refurbished family bathroom, finished to a high standard and comprising a large bath, a walk-in shower with waterfall head, low-level WC, heated towel rail, and a stylish combination of tiling and decorative wallpaper.

Externally, the property sits within a generous plot, with gardens predominantly laid to lawn and complemented by a variety of seating areas, including patios and a gravelled terrace ideal for outdoor entertaining. A well-maintained vegetable garden adds further appeal. To the front, a substantial gravel driveway provides ample off-street parking for multiple vehicles.

Further enhancing the property are extensive outbuildings, including a double garage, an additional single garage, two stables, and a summer house with power. These offer exceptional versatility and potential for a range of uses or future conversion, subject to the necessary permissions.



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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : E

EPC RATING :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	