

**BRUNTON**  
RESIDENTIAL



**EAST CASTLE HOUSE, STANLEY, DH9**

Offers Over £400,000

# BRUNTON

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## RESIDENTIAL





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FOUR BEDROOMS | DETACHED | PRIME LOCATION

Brunton Residential is thrilled to offer East Castle House, an impressive stone-built detached property nestled just off the A693 between Consett and Stanley. This spacious home boasts two reception rooms, four generously sized bedrooms, a quadruple garage, and a large wrap-around garden.

Conveniently located off Pontop Pike Lane, the property is approximately 3.5 miles from Consett and 4 miles from Stanley town centre, placing you within easy reach of local amenities. The area is well-connected, with transport links offering easy access to Newcastle, Durham and surrounding regions.

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The accommodation briefly comprises a spacious entrance porch that leads into a versatile reception room, currently used as a dining room. This generously sized room features a charming fireplace, exposed beams, wood-effect flooring, and access to the first floor. Adjacent to the dining room is a large, beautifully presented lounge with dual-aspect windows, tasteful décor, and carpeting. The lounge also benefits from a double-sided wood burner set into a central chimney breast, which is shared with the kitchen diner.

The kitchen living area is both practical and stylish, offering a range of wooden floor and wall cabinets, an island, a Belfast sink, dual-aspect windows, and tiled flooring. The oven is thoughtfully positioned within the original inglenook fireplace, maximizing space and preserving the room's character. The current owners have opened up one of the reception rooms, creating a spacious and inviting living area that also features tiled flooring and a wood-burning stove. Additionally, there is a second porch conveniently accessed from the kitchen.

The first floor comprises four double bedrooms. The master bedroom enjoys dual-aspect windows and benefits from an en-suite, which features tiled splashbacks, a WC, a lower-level wash basin, and a walk-in shower. Of the three additional bedrooms, two offer large storage cupboards. There is also a smaller double bedroom, currently used as an office, which could alternatively serve as a bedroom, office, or nursery. A spacious family bathroom serves the three bedrooms. It features a standalone bath with picturesque countryside views, a double walk-in shower, his-and-hers wash basins, a WC, tiled flooring, and charming exposed brickwork.

Externally, the property boasts an extended quadruple garage and wraparound gardens. The gardens feature block-paved patio areas, expansive lawns, and charming stone wall boundaries. There is ample parking space for several vehicles, as well as an ornamental pond adding to the outdoor appeal.



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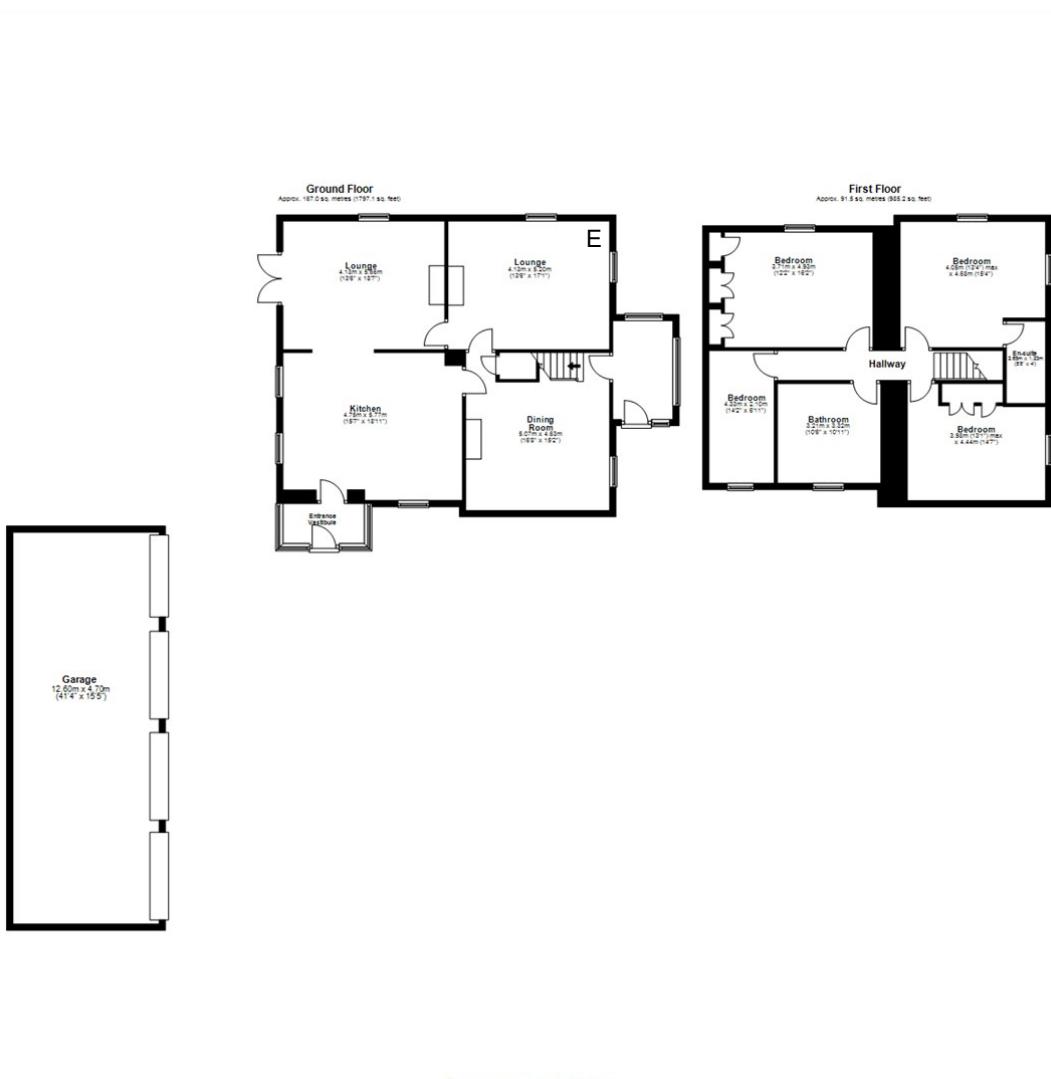
TENURE : Freehold

LOCAL AUTHORITY : Durham County Council

COUNCIL TAX BAND : E

EPC RATING : E

SERVICES :



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