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SOUTH VIEW, WEARHEAD, BISHOP AUCKLAND, DL13

£335,000

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Beautifully presented stone-built three-bedroom family home situated within the picturesque village of Wearhead, offering spacious accommodation, character features, generous parking, and attractive mature gardens.

The property benefits from a spacious lounge with feature stone fireplace and stove, separate family room, contemporary kitchen with central island, dining room, utility room, ground-floor shower room, three double bedrooms, en-suite shower room to one bedroom, family bathroom, substantial garage, and extensive gravelled parking. Externally, the property enjoys well-maintained lawned gardens with mature trees, creating a wonderful outdoor environment.

Wearhead is a welcoming and close-knit village located in Upper Weardale, set within an Area of Outstanding Natural Beauty, Burnhope reservoir is located nearby for scenic walks. 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 internal accommodation is exceptionally well-presented and thoughtfully arranged, seamlessly blending character features with modern-day practicality.

Upon entering, access is straight into the to the heart of the home which is an outstanding open-plan kitchen, beautifully appointed with a substantial central island, an extensive range of fitted cabinetry with quartz worktops, and generous work surface space. The kitchen is equipped with integrated appliances including a dishwasher, sink with mixer tap, and extractor hood, complemented by a freestanding Rangemaster cooker. Designed with both everyday family living and entertaining in mind, the kitchen flows effortlessly into the dining room, a charming space enhanced by an original exposed stone feature wall which adds warmth and character.

Leading from the dining room is a practical utility room, offering additional storage, appliance space, and a sink, together with access to the rear courtyard via a stable door and direct access to the substantial attached garage. Adjacent to the dining room is a delightful snug, featuring double doors opening onto the patio and providing an inviting additional reception space. A door from the snug leads to the ground-floor shower room, which is fitted with a shower enclosure, wash hand basin, WC, and chrome heated towel rail.

Positioned to the front elevation, the impressive lounge is a particularly attractive reception room, boasting an elegant stone fireplace with inset multi-fuel stove, exposed ceiling beams, and a large window that floods the room with natural light while further enhancing the property's inherent charm and character. The downstairs offers underfloor heating throughout.

To the first floor, the landing provides access to three generously proportioned double bedrooms, including a spacious principal bedroom and a further double bedroom benefiting from en-suite shower facilities. The remaining bedrooms are served by a beautifully appointed family bathroom, comprising a freestanding roll-top bath, separate shower enclosure, wash hand basin, and WC.

The accommodation as a whole offers an excellent balance of character, space, and versatility, creating a superb family home ideally suited to modern living whilst retaining a wealth of period charm.

Externally, the property enjoys a large gravelled courtyard providing extensive parking, a substantial garage, and beautifully maintained lawned gardens with mature trees and open views across the surrounding countryside and village landscape.



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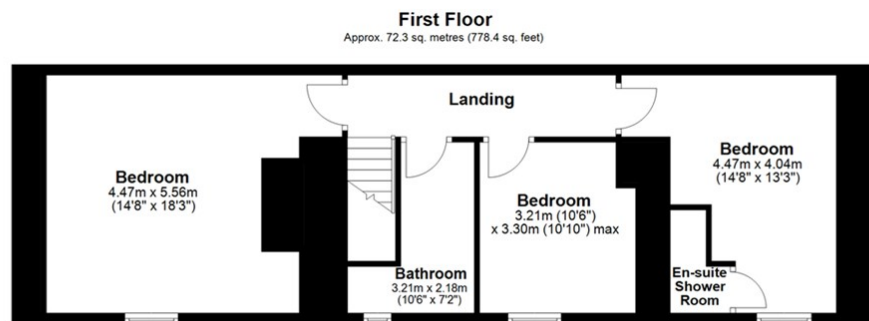
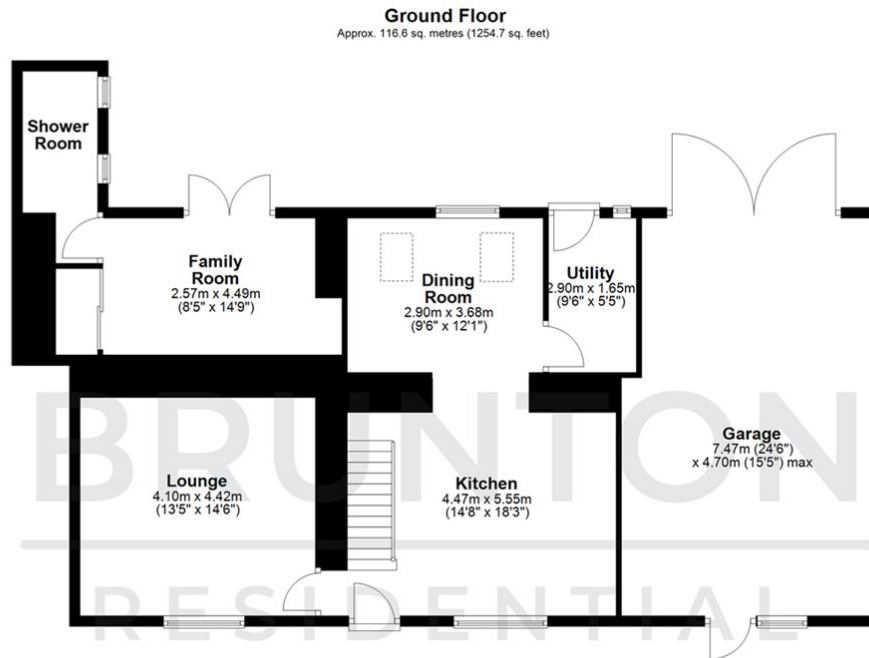
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TENURE : Freehold

LOCAL AUTHORITY : Durham

COUNCIL TAX BAND : B

EPC RATING : F



Total area: approx. 188.9 sq. metres (2033.1 sq. feet)



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			
		37	61
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	