

# BRUNTON

---

## RESIDENTIAL



**PRINCESS COTTAGES, ROOKHOPE, BISHOP AUCKLAND**

Offers In The Region Of £115,000

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

RESIDENTIAL



# BRUNTON RESIDENTIAL



Brunton Residential are thrilled to present this excellent two-bedroom stone-built cottage, nestled in the village of Rookhope, Weardale, an Area of Outstanding Natural Beauty. Rookhope is a traditional former lead-mining village, rich in history and community spirit. Surrounded by rolling hills, open moorland, and scenic walking routes, it's a haven for nature lovers, cyclists, and those seeking a slower pace of life.

The village itself offers a range of amenities, including a local shop, and a community centre which offers a range of excellent local amenities, including a small bistro, enclosed gated parking, a meeting area, small offices, and a library hub – all just a short walk from the property. Directly adjacent to the centre is a spacious field, currently used as a lovely open green space, ideal for dog walking and general recreational use.

For families, St John's Chapel Primary is a small rural primary school and has a good reputation for its supportive learning environment and strong community ties. For older children, secondary schools and additional amenities can be found in nearby Stanhope (approximately 6 miles away), which also offers supermarkets, cafés, a medical practice, and leisure facilities.

Transport links include regular bus services connecting to nearby towns such as Stanhope, Consett, and Bishop Auckland, making Rookhope both secluded and conveniently connected to the wider region.

Whether you're looking for a peaceful rural retreat, a holiday cottage, or a cosy home in a picturesque village, this property presents an ideal opportunity to enjoy all that Weardale and the surrounding area have to offer.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The property offers well-balanced accommodation across two floors, combining traditional charm with modern functionality.

On the ground floor, you are welcomed into an excellent open-plan living/kitchen area, thoughtfully designed to create a warm and versatile space. The kitchen is fitted with a range of modern wall, base, and drawer units, providing ample storage and worktop space. There is space for essential appliances as well as dedicated areas for both dining and comfortable seating.

A newly installed Salamander Hobbit stove, set within a cast iron surround, serves as a striking focal point and contributes both character and additional warmth to the space. The room also features stone flag flooring and exposed pipework, enhancing the cottage's rustic aesthetic, while a cleverly positioned aryer (clothes drying rack) adds a practical and period-appropriate touch.

Moving to the first floor, the property offers two well-proportioned double bedrooms, each filled with natural light and offering a comfortable retreat. The family shower room is fitted with a three-piece suite, including a walk-in shower, pedestal wash basin, and WC, all complemented by tiled flooring for ease of maintenance.

From the landing, there is access to a loft space via a pull-down ladder. This generous area presents an opportunity for conversion, subject to the necessary planning permissions and consents, offering potential for an additional bedroom, home office, or hobby room.

Externally, the roof has been recently repaired, and new guttering and fascia boards have been installed, providing peace of mind regarding the property's ongoing maintenance. To the front, there is a small, private seating area, ideal for enjoying the surrounding views. There is a private ginnel located to the side, with ownership split between our vendor and the neighbouring owner. Each party has a right of access over the other's half, allowing for shared and uninterrupted use. The ginnel provides access to the outhouses, which are located at the rear within the neighbouring yard.

The home is efficiently heated via an air source heat pump, ensuring a consistent and environmentally friendly heat supply throughout the year.



# BRUNTON

## RESIDENTIAL

TENURE : Freehold

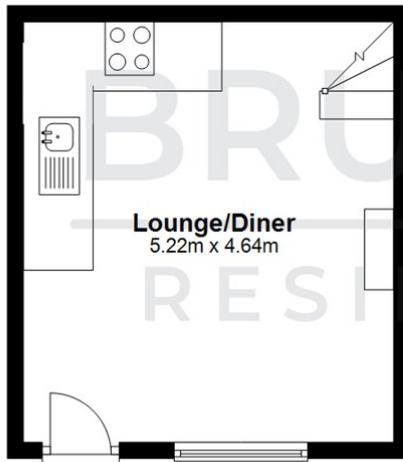
LOCAL AUTHORITY : DURHAM CC

COUNCIL TAX BAND : A

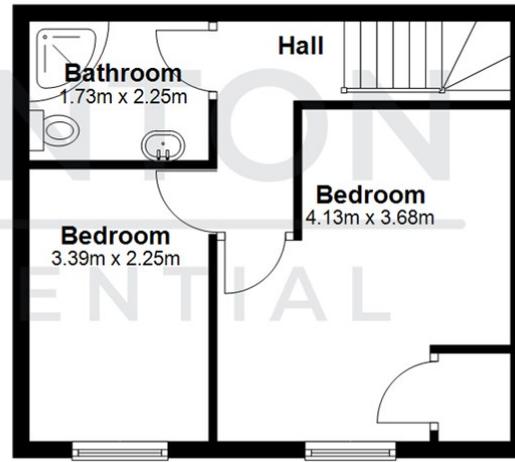
EPC RATING : C

A

**Ground Floor**  
Approx. 24.2 sq. metres



**First Floor**  
Approx. 38.9 sq. metres



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(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			
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			
EU Directive 2002/91/EC			