



Harperley Hall, Fir Tree, DL15 8DP  
4 Bed - Bungalow - Detached  
£399,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Harperley Hall

## Fir Tree, DL15 8DP

\* RARELY AVAILABLE \* NO ONWARD CHAIN \* LARGE PLOT WITH BIG GARDENS, DOUBLE GARAGE, WORKSHOP AND COUNTRYSIDE VIEWS \* PRIVATE SETTING \* SOUGHT AFTER LOCATION \* VIEWING HIGHLY RECOMMENDED \*

This stunning four bedroom detached dormer bungalow is located in the sought after location of Harperley Hall and has the benefit of large gardens, double garage and good size workshop, the property also enjoys fantastic countryside views.

The house does require modernisation and this has been reflected in the competitive asking price, however it does have huge amounts of potential for extensions and alterations (with the correct planning and consent).

The internal floor plan comprises; entrance hallway/utility room, kitchen/dining room with ample space for dining table, French doors leading to the lounge which enjoys fantastic views over the garden and beyond. The hallway gives access to three bedrooms and a shower room, a staircase leads to the first floor landing which lead to the fourth bedroom and a storage room. The property is warmed by oil central heating.

Outside the house sits on a generous size plot, with a large garden mostly laid to lawn with stone wall surround down one side.

There is a double garage and a large workshop which may have potential to be converted to other uses (with the correct planning and consent).

The gardens enjoy fantastic views of the surrounding countryside and the property is situated in a peaceful location.

Harperley Hall is conveniently located being within close proximity to amenities in near by towns, including Crook and Bishop Auckland. Primary and secondary schooling is also available in Wolsingham, Crook and Bishop Auckland.

We feel an internal viewing is a must to fully appreciate this property.



















#### **Agents notes**

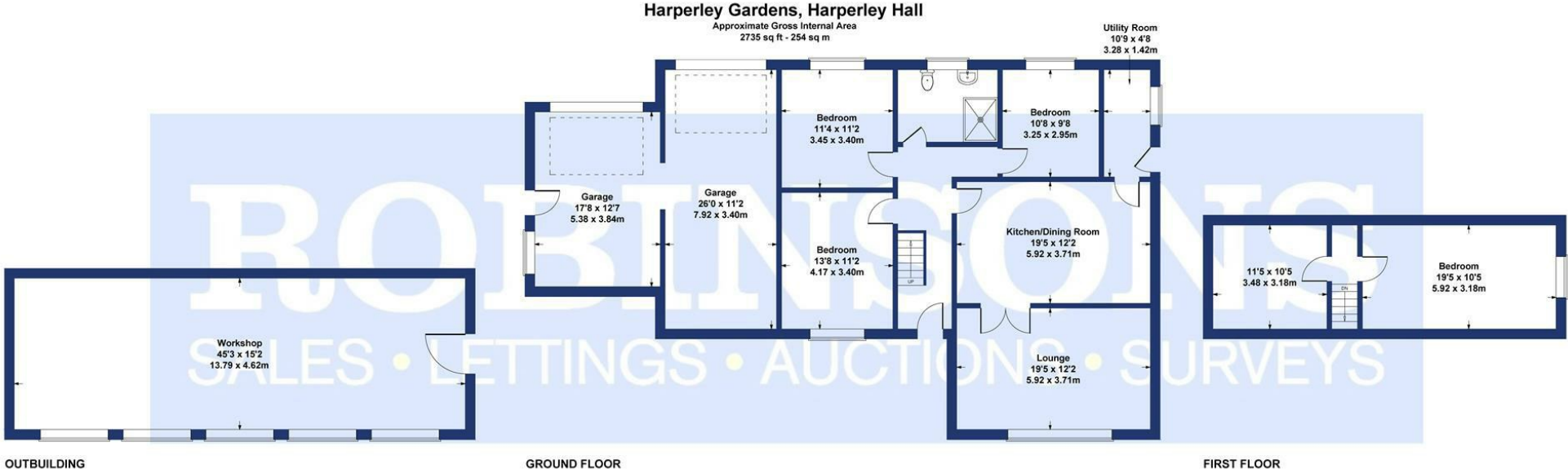
The property is warmed by oil central heating and has its own septic tank. All 'potential for extension and alterations' mentioned in main description would be subject to you/the buyer gaining the correct planning and consent.

#### **Viewings**

Viewings are strictly by appointment only, please contact Robinsons Crook on 01388 763477 to arrange yours.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		78
(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>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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