



Market Place, St. Johns Chapel, DL13 1QF
4 Bed - House - Mid Terrace
£295,000

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Market Place

St. Johns Chapel, DL13 1QF

* FANTASTIC OPPORTUNITY * LARGE TERRACE HOUSE * REAR GARDENS WITH OUTHOUSES * LARGE ATTIC SPACE * LOCATED IN THE CENTRE OF ST JOHNS CHAPEL MARKET PLACE * AMPLE LIVING ACCOMODATION * GREAT BUSINESS POTENTIAL * NO ONWARD CHAIN *

Located in the centre of St Johns Chapel is this large terrace property which most recently has been home to 'Maxine's Cafe' and the village Post office.

The property has huge amounts of potential and has the benefit of several reception rooms, enclosed rear garden with stone build outhouses and a large attic space.

St Johns Chapel is a very popular Weardale village which offers fantastic countryside, numerous amounts of holiday rentals, village pub, schooling and bus links giving access to other neighbouring towns and villages.

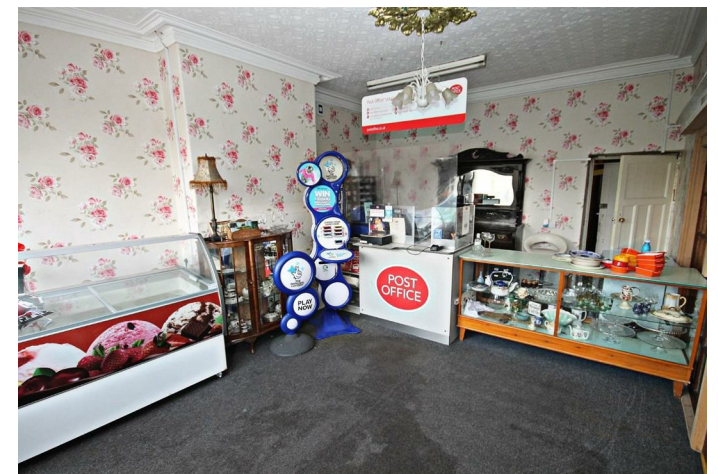
The spacious layout comprises; post office, cafe/sitting area, kitchen, commercial kitchen, two reception rooms and store room to the ground floor.

To the first floor there are two bathrooms and four bedrooms (some currently being used as reception rooms), kitchen and store room.

The second floor is accessed via a staircase and leads to a large attic which is a fantastic space and could be used for many purposes (with the correct planning and consent). To conclude the floor plan there is a double storey outhouse located in the rear garden.

The rear garden is enclosed with gated access, with mature trees. There is a timber gate opening allowing potential for off street car parking.

The property is warmed by solid fuel heating and has some fantastic original features throughout including wood panelling, solid wood spindle staircase, beamed ceilings and much more.











ACCOMODATION

GROUND FLOOR

* currently a post office * seating area/cafe * kitchen * commercial kitchen * Two reception rooms * store room *

FIRST FLOOR

* four bedrooms * kitchen * two bathrooms * store room *

SECOND FLOOR

* attic room *

OUTSIDE

* enclosed rear garden * two storey outbuilding *

HEATING

The vendor has advised us the property is warmed via solid fuel heating.

LOCATION

St Johns Chapel is a popular village in upper Weardale and has amenities including, village shop, post office, cafe, public house, bus links and a primary school. Other neighbour villages and towns are close by including, Eastgate, Stanhope, Frosterley and Wolsingham. The village is located in an 'area of outstanding natural beauty' and has some great walking routes on offer. Major transport links are within close proximity including; Durham train station (approximately 30 miles), Newcastle international airport (approximately 38 miles).

Agents notes

Please note the post office business is not included in this sale. The current owner has given their notice.

Market Place, St Johns Chapel

Approximate Gross Internal Area
4048 sq ft - 376 sq m



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. 2020

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	28	28
(1-20) G		
Not energy efficient - higher running costs		
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	22	23
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		EU Directive 2002/91/EC

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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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