

KIRKSTONE HOUSE 22 STATION ROAD

Witton Le Wear, County Durham DL14 0AN

GSC GRAYS

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KIRKSTONE HOUSE 22 STATION

Witton Le Wear, County Durham DL14 0AN

Nestled in the charming village of Witton Le Wear, this deceptively spacious terraced house on Station Road offers a delightful family home that is sure to impress. With four well-proportioned bedrooms and two modern bathrooms, this property provides ample space for both relaxation and family life. No onward chain.

* A deceptively spacious family home
* Four bedrooms
* Two bathrooms
* Three reception rooms
* Breakfast/Kitchen
* Garden
* Driveway and garage
* Sought after village location





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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK

Situation & Amenities

Bishop Auckland 5 miles, Darlington 16 miles, Durham 13 miles, Newcastle upon Tyne 35 miles (please note all distances are approximate). The property is situated within the village of Witton-Le-Wear which benefits from two Public Houses, Church and a primary school. Within close proximity of the property lies the market town of Bishop Auckland which has a good range of amenities including both independent and national shops and eateries.

The Property

This deceptively spacious terraced house on Station Road offers a delightful family home that is sure to impress. With four well-proportioned bedrooms and two modern bathrooms, this property provides ample space for both relaxation and family life.

The ground floor features three inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The breakfast kitchen, offering a warm and welcoming space to gather for meals and create lasting memories.

Outside, the property boasts a lovely garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, the convenience of a driveway and garage ensures that parking is never a concern, making this home as practical as it is appealing.

Situated in a sought-after village location, residents can enjoy the tranquillity of rural living while still being within easy reach of local amenities and transport links. This property truly represents a wonderful opportunity for families seeking a comfortable and spacious home in a picturesque setting.

Accommodation

Ground Floor

With entrance door to entrance porch leading into entrance hall with door and staircase to cellar, staircase to first floor and doors to ground floor accommodation. The living room has an open fire with fire surround, exposed beams and window to front elevation. The dining room has a stone fireplace with feature inset fire, exposed beams, window to front elevation and glazed sliding doors to snug. The snug boasts an impressive fireplace with stone mantel and inset cast iron multi-stove and door to kitchen. The kitchen/breakfast room includes a matching range of wall and base units incorporating 1 1/2 bowl sink unit, space for dishwasher, washing machine and electric cooker, tiled floor, exposed beams and window overlooking the rear garden with ample space for table and chairs. From the kitchen there is a rear entrance porch with door to rear garden.

First Floor

The house bathroom is on the half landing comprising a modern three piece suite with pedestal wash hand basin, low level WC and panelled bath. Adjacent to the bathroom is a landing with door to built-in storage cupboard and bedroom/study and corridor leading to shower room comprising a step-in shower cubicle, pedestal wash hand basin and low level WC and further bedroom with views over the rear garden. Returning to the landing there are two further bedrooms, both with windows to front elevation. The main landing has a door and staircase leading to the second floor with window to front elevation and Velux windows to rear providing light for a useful space for either storage or hobbies.

Externally

Front Garden

With walled boundaries and mature planted shrubs, bushes and flowers. Entrance gate with pathway leading to front door.

Rear Garden

Enclosed rear garden mainly laid to lawn with mature planted borders and block paving with gated entrance providing off-street parking for up to three vehicles and leading to a single garage.

Garage

Single garage with personal door to side elevation, timber double doors, power and light.

Store

Useful store with power and light.

Agents Note

Please note at the rear of the property there is a pedestrian right of way in favour of a neighbouring property.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.
For Council Tax purposes the property is banded D.





Kirkstone House, Station Road, Witton-Le-Wear DL14 0AN

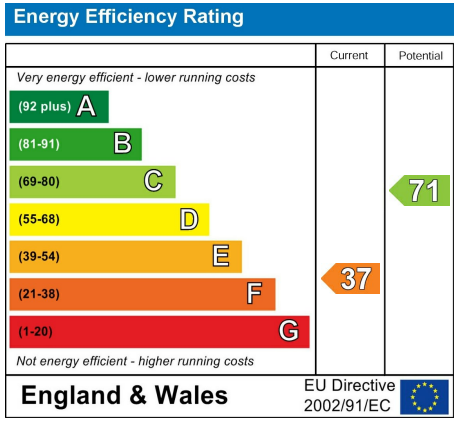
Approximate Gross Internal Area
2399 sq ft - 223 sq m



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. 2026





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