

Cross Hill

Stanhope DL13 2NF

Asking Price £325,000

Venture
PROPERTIES

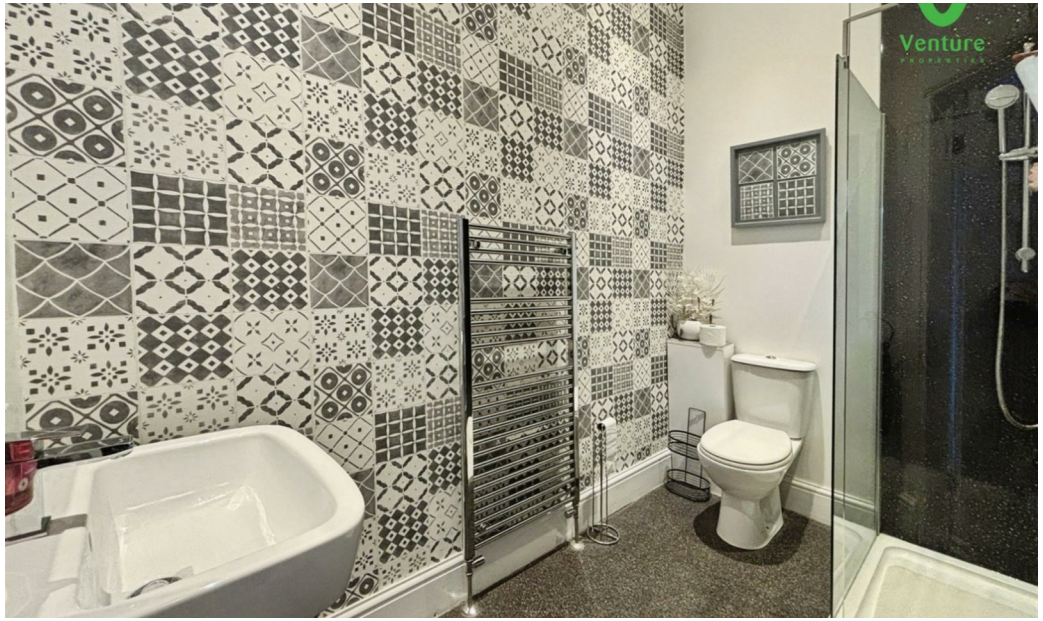




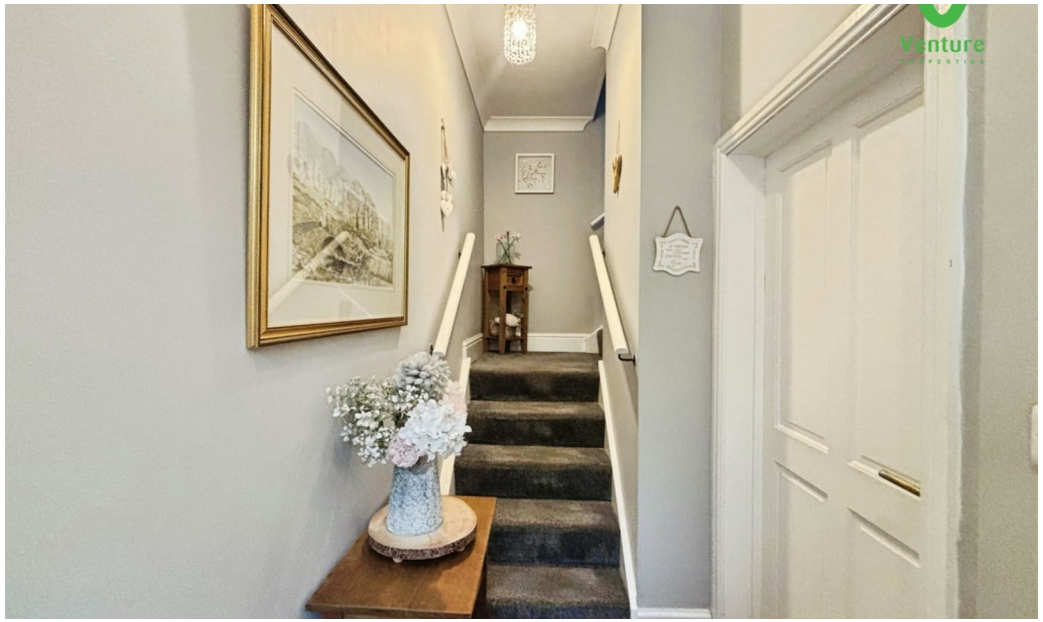




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- Three Bedroom Semi Detached Home
- Two En Suite Shower Rooms
- Driveway At Rear
- Set Over Three Floors
- Rear Enclosed Courtyard
- Lovely Family Home
- EPC GRADE D
- Large Outbuilding
- Village Location

Discover a rare opportunity to own a distinguished piece of local history with "Westholme," a beautifully preserved three-storey stone townhouse built circa 1860. This characterful residence is set amidst the charming village of Stanhope in the heart of the stunning Weardale countryside.

Set over three generous floors, this immaculate semi-detached property blends period features with modern comforts. Step into a welcoming entrance hallway leading through to an elegant lounge, perfect for relaxing with family or entertaining guests. To the rear, a delightful country-style fitted kitchen boasts ample space and natural light, making it a cosy hub for home dining.

Upstairs on the first floor, discover two inviting bedrooms, one featuring a private en suite shower room, complemented by a modern family bathroom. A secondary landing leads to the top floor, where a spacious third bedroom awaits, also enjoying its own en suite shower room—ideal for growing families or visiting guests.

Externally, the property impresses with a good-sized courtyard garden to the rear, featuring low-maintenance artificial grass. Enjoy alfresco dining or unwind in this peaceful outdoor retreat. Practicality is well considered with a driveway providing off-road parking for two cars, and a substantial outhouse offering versatility as a workshop, bar, or hobby space, complete with power.

Stanhope is a picturesque village nestled within the North Pennines Area of Outstanding Natural Beauty. The vibrant village centre lies within walking distance, offering independent shops, welcoming cafés, and cosy village pubs. The celebrated Stanhope Castle and the Weardale Railway bring history and a sense of community to the area, while local footpaths and cycle trails provide endless opportunities to explore dramatic moorland and riverside scenery. With excellent transport links to Durham, Bishop Auckland and the wider North East, Stanhope

GROUND FLOOR

Entrance Hallway
Having solid oak flooring, central heating radiator and stairs rising to first floor.

Lounge
16'2" x 15'5" (4.946 x 4.710)
With a feature fireplace , solid wood flooring, storage cupboard housing hot water tank, central heating radiator, upvc double glazed window to front with fitted shutters.

Kitchen
15'9" x 14'5" (4.813 x 4.410)
A Good sized kitchen fitted with a range of wall and base units having contrasting working surfaces over, integrated appliances to include fridge freezer, double oven and gas hob, Belfast sink unit with mixer tap, built in dishwasher, plumbing for washing machine, breakfast bar with seating, vertical radiator and upvc double glazed door and window to rear.

FIRST FLOOR

Landing
With central heating radiator and stairs rising to second floor.

Bedroom One
14'9" x 12'8" (4.508 x 3.863)
Having central heating radiator , fitted wardrobe and upvc double glazed window to front.

En Suite Shower Room/WC
Fitted with a walk in mains shower cubicle, wc, wash hand basin and chrome heated towel rail.

Family Bathroom/WC
Fitted with a panelled bath having a hand held shower and screen over, wc, wash hand basin set to vanity unit and chrome heated towel rail.

Bedroom Two
20'11" x 8'10" (6.385 x 2.708)
With central heating radiator and two upvc double glazed windows to front.

Second Floor

Landing
Having stairs rising to second floor and storage cupboard.

Bedroom Three
14'4" x 20'1" (4.388 x 6.144)
Having fitted cupboard to eaves, two velux windows, beams to ceiling, vertical radiator.

En Suite Shower Room/WC
Fitted with a corner shower unit, wc, wash hand basin and chrome heated towel rail.

Externally
Externally to the rear is good sized courtyard garden having artificial grass and driveway for 2 cars. there is a large outhouse/workshop/bar with power.

Agents Note
The lane to the rear of the property gives a right of way to the garden and drive of no 19 Crosshill

Agents Note
This property is a semi detached house, the main photograph shows both properties

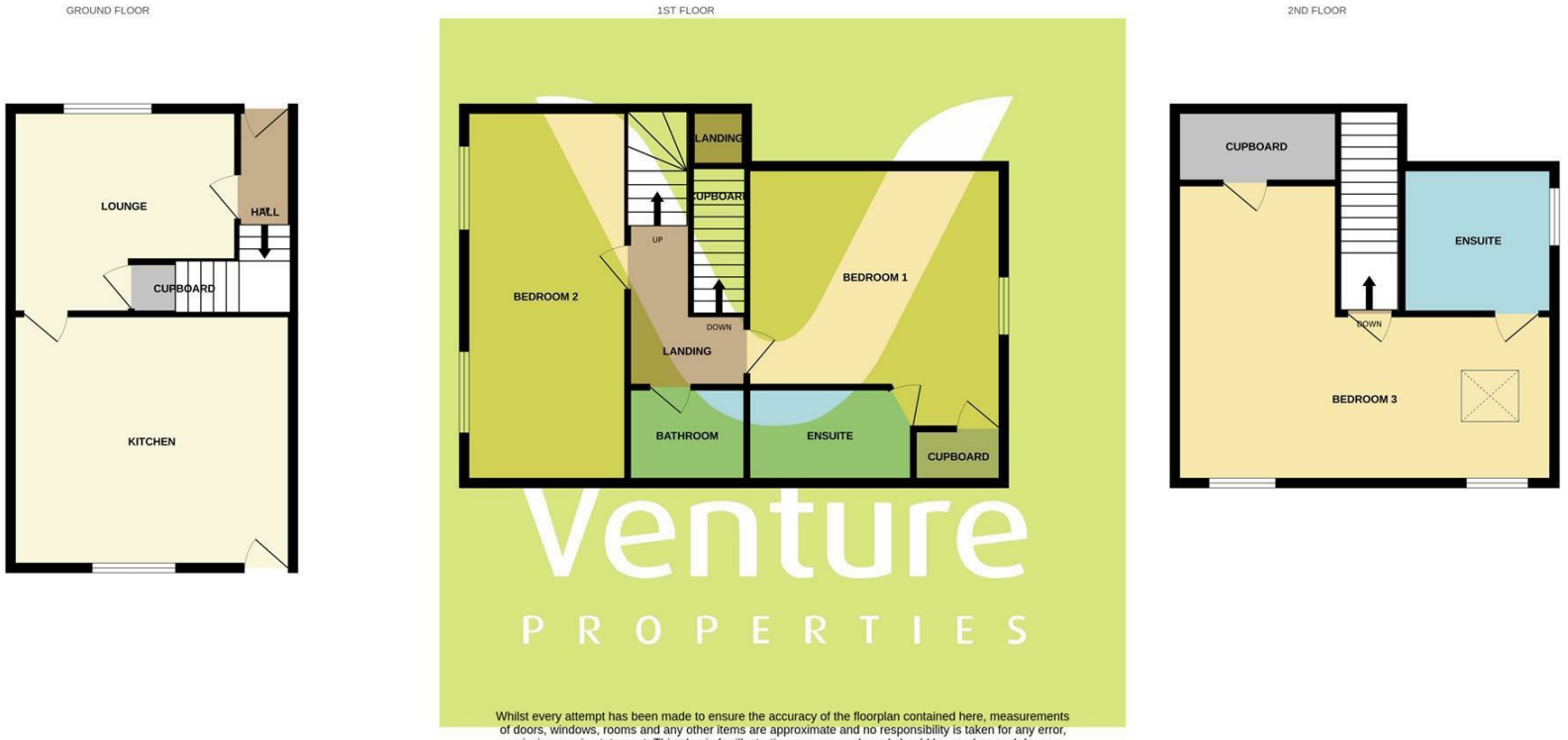
The main photograph shown is just guidance of the boundaries and are not 100% Accurate- Used for guidance only

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/7736-7826-6600-0545-3222

EPC Grade D expires 2036

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Highest available download speed superfast 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: We recommend speaking to your local network provider
Council Tax: Durham County Council, Band: D Annual price: £2,544.64 (Maximum 2026)
Energy Performance Certificate Grade D
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding and flooding from rivers and the sea.
Conservation area Stanhope Designated: 1972 Amended: 1989

Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.





Property Information

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