



Low Rigg House, St Johns Chapel, Bishop Auckland  
Offers In The Region Of £650,000

Vickers  
& Barrass

— Est. 1973 —

Land and Estate Agents



# Low Rigg House, St Johns Chapel

Vickers & Barrass are pleased to offer for sale this beautifully presented 4 bedroom stone-built detached family home. It is situated on a site which extends to approximately 4.89 acres (1.97 ha) and occupies an elevated position with panoramic views to the east side of the valley. The property benefits from a large off road parking area, immaculate well maintained grounds, vegetable garden, detached workshop, potting sheds and adjoining two storey stone barn.

## LOCATION

The village of St Johns Chapel offers a variety of facilities including two public houses, Lakes & Dales Co-Operative convenience store, Chaterbox cafe, Art & Glass Gallery, St John the Baptist C of E church and a primary school. Weardale also offers many public footpaths and cycle ways as well as museums and visitors centres.

## DISTANCES (approximate)

Stanhope - 7.1 miles

Alston - 12.8 miles

Bishop Auckland - 23 miles

Durham City - 27 miles

Newcastle is located 40 miles north east of the property.

Penrith the gateway to the Lake District, 33 miles south west.

## GROUND FLOOR

From main front entrance door:

### Entrance Hall

UPVC front entrance door and staircase to first floor.

### Living Room

5m x 4.5m

Located to the front of the property with cast iron fireplace and multi fuel stove inset. Three windows to front and side aspect and central heating radiator.

### Dining Room

4.6m x 4.5m

Spacious dining room with stone inglenook fireplace, multi-fuel stove inset, central heating radiator and window to the front elevation.

### Kitchen/Breakfast Room

5.78m x 3.3m

Large traditional family kitchen with ample space for dining table and chairs, base units with complementary work surfaces over, ceramic sink drainer unit inset with stainless steel mixer tap, ceramic tiled inglenook with fitted electric AGA, free standing appliances including dish washer and low-level fridge, rear and side window, space for free standing dresser and display unit, shelving and ceramic tiled flooring.

### Boot Room/Utility

3.2m x 2.9m

Useful rear entrance with double UPVC double glazed door and rear window. Space for appliances including washing machine, tumble dryer and large chest fridge freezer, Built-in storage cupboard, work surface, shelving, cloaks hooks, central heating radiator, internal window and ceramic tiled flooring.

### Ground Floor W/C

Comprising w.c., wash hand basin, central heating radiator, half timber clad walls and window.

### Family Room

5m x 3.36m

Additional reception room located to the rear of the property with large window, central heating radiator and door leading to a walk-in pantry.



## FIRST FLOOR

### Landing

Spacious landing area leading to all first-floor rooms, with two central heating radiators, dado rail, airing cupboard and a large open area with window to the front elevations with views over the open countryside. This space is currently utilised as a home office working space. Staircase to second floor attic storage room one. A second door and staircase leading to attic storage room two.

### **Master Bedroom**

4.6m x 3.7m

Large double bedroom located to the front of the property with built-in wardrobes, feature cast iron fireplace with timber surround, central heating radiator, window with seating offering open countryside views east over the Wear Valley.

### **Bedroom Two**

3.7m x 3.4m

Double bedroom located to the front of the property, fully fitted wardrobes and space for dressing unit, central heating radiator and window with seating offering open countryside views east over the Wear Valley.

### **Shower Room**

3.6m x 1.02m

Modern bathroom with large walk-in shower cubical, fully tiled with mains fed shower, w.c., wash hand basin mounted on a vanity unit with mixer tap, chrome heated towel rail and side window.

### **Bedroom Three**

4.25m x 3.2m

Large double bedroom located to the rear of the property with built-in wardrobe, central heating radiator and window.

### **Family Bathroom**

2.3m x 2.28m

Fitted with a modern white suite comprising, panelled bath with mixer-tap shower fitting, wash hand basin over vanity unit with mixer-tap, w.c., walk-in shower cubical with mains fed shower, part tiled walls, heated towel rail and rear window.

### **Bedroom Four**

3.32m x 3.29m

Double bedroom to the rear with built-in wardrobe, feature cast iron fireplace, central heating radiator and window.

## **SECOND FLOOR**

### **Loft Storage Room One**

4.6m x 4.29m

Large storage room fully boarded, with power, lighting and two windows.

### **Loft Storage Room Two**

6.16m x 5.06m

Second large storage room, fully boarded with power, lighting and window.

Subject to the required planning permissions with the local authority both second floor rooms would suit conversion adding additional living accommodation or work from home office space to the property.

## **EXTERNALLY**

### **Parking**

Gravelled area located to the front and north side of the property providing parking for several vehicles.

### **Front Garden**

Split into two distinct areas by the entrance drive, laid to lawn with graveled seating area, stone paved patio, external double electric sockets and surrounded by well-established flower borders, hedges and mature planted fruit trees with stunning panoramic views east over the Wear Valley.

### **Stone Outbuilding & Log Store**

Stone-built workshop with timber entrance door and windows with lean-to timber log store with corrugated roof attached to the rear.

### **Rear Garden**

Large, landscaped garden laid mainly to lawn, surrounded by mature hedges and flower beds, gravelled patio area located to the rear of the property providing an alfresco seating and dining area. The property is surrounded by stunning panoramic views over open countryside in all directions.

### **Vegetable Garden**

Several raised vegetable beds to the northwest side of the property with green house and timber storage shed.

### **Stone Potting Sheds/Former Stable Block**

Stone-built potting shed with timber doors and window. Gravel and concrete patio providing a secluded seating area. Would suit conversion back to a stable block subject to the correct planning permissions from the local authority.

### **Lower Enclosed Garden**

Fully enclosed garden area with gated access.

### **Adjoining Barn**

Two storey adjoining stone barn with a gross external floor area of approximately 59.8m<sup>2</sup> (644ft<sup>2</sup>) comprising:

### **Former Byre (Ground Floor)**

5.75m x 5.20m

### **Loft store space (First Floor)**

5.75m x 5.20m



## BOUNDARIES

The property is shown edged red on the attached plan extending to approximately 4.89 acres (1.97 ha). The Vendors will only sell such interest if any, as they have in the boundary fences, ditches, walls and hedges and have other boundaries separating the property from other properties being sold.

## ACCESS

Access from the adopted highway over the land outlined blue. The owner is to pay one equal third part or share of the cost of maintaining in good and proper repair the roadway outlined blue on the sale plan.

## RIGHTS OF WAY

A public right of way runs to the west side of the property, path number 1160000067 reference 67, 1160000068 reference 68, 1160000069 reference 69 and 1160000070 reference 70. More details are available at the following link [www.durham.gov.uk/definitivemap](http://www.durham.gov.uk/definitivemap)

## MINES AND MINERALS

The mines and minerals are excepted and reserved.

## TENURE

The property and land is registered freehold under the Title Numbers DU174056, DU276423, DU324780, DU267759 and DU324453.

## SERVICES

The property is served by mains electricity, mains water and septic tank.

## COUNCIL TAX BAND

Council Tax Band D

## ACCEPTANCE

The vendor reserves the right not to accept any offer or the highest offer.





## **COSTS**

Each party is to bear their own costs.

## **VIEWING**

Viewing is strictly by appointment only by contacting Vickers & Barrass, Darlington office.

## **WHAT 3 WORDS**

Every three meter square of the world has been given a unique combination of three words. Visit [what3words.com](http://what3words.com) or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

Web: [//w3w.co/delight.sweeten.efficient](http://w3w.co/delight.sweeten.efficient)

App: [//delight.sweeten.efficient](http://delight.sweeten.efficient)

## **PARTICULAR NOTES**

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.



The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

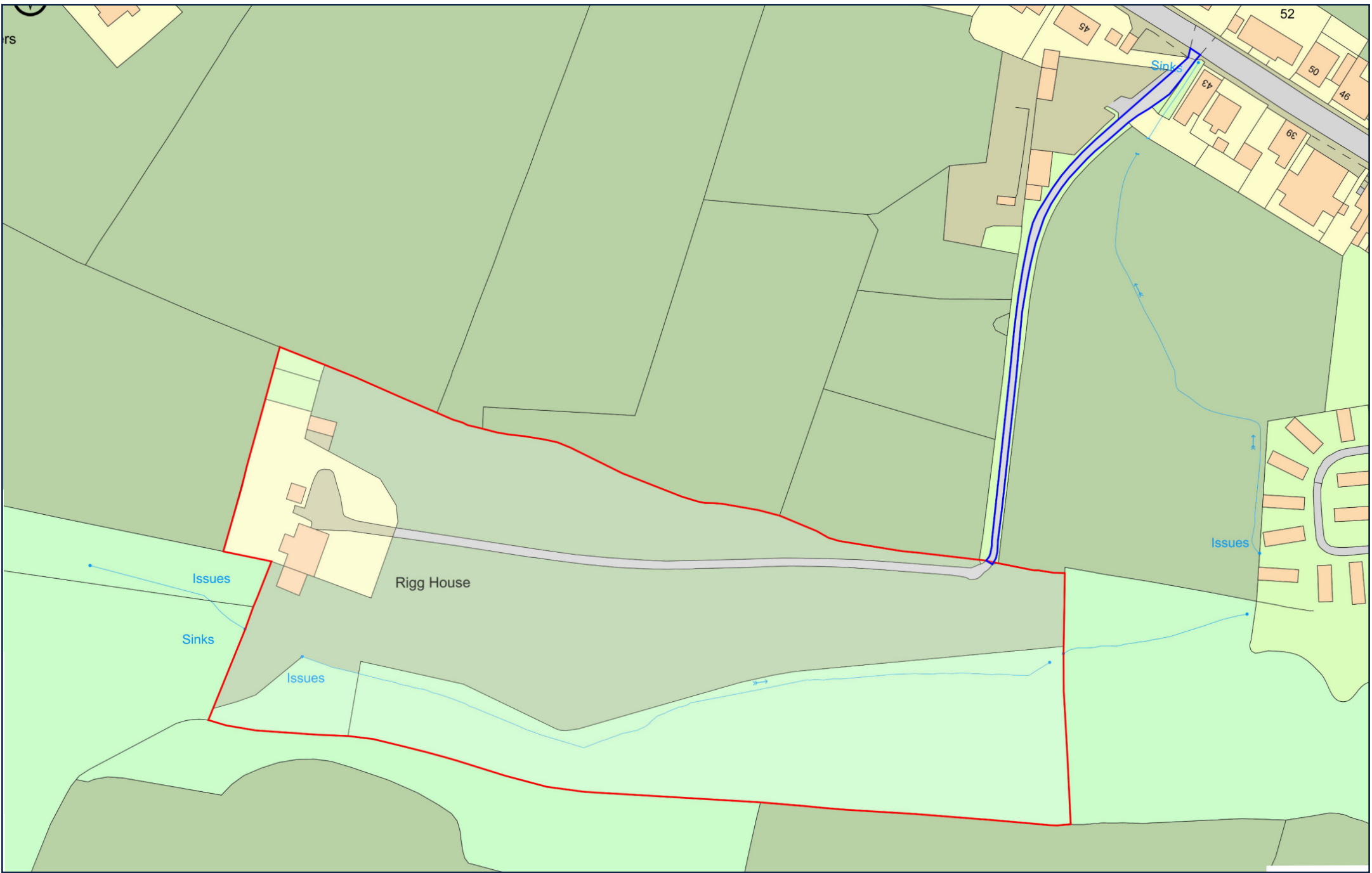
The property is sold subject to reserve(s).

Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.







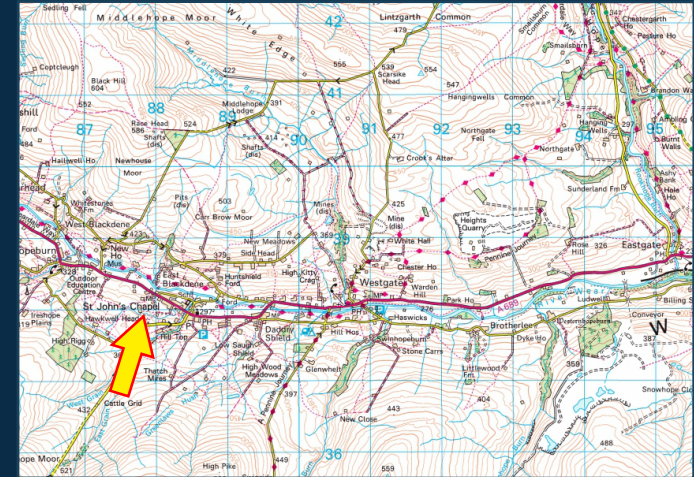




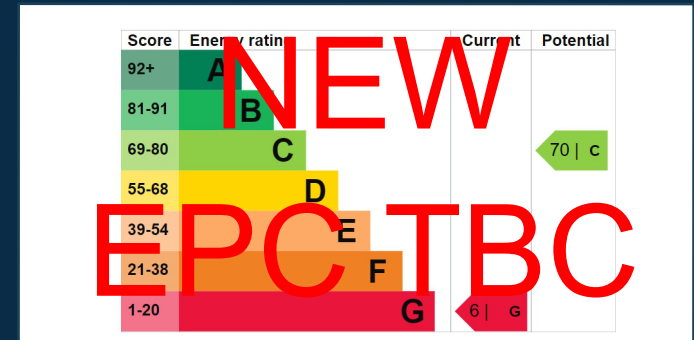
# Floor Plan

# Awaiting Floor Plan

## LOCATION PLAN



## ENERGY PERFORMANCE CERTIFICATE



Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.



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# Vickers & Barrass

Est. 1973

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