





39 Front Street

Ireshopeburn, Weardale

Charming Grade II listed 3-bed cottage, former 1760 Blacksmith's Forge. Merging historic appeal with modern convenience, including new kitchen & en suite. Original features, multifuel burner. Garage, off-street parking, picturesque views, large south-facing garden - a peaceful countryside haven.

Council Tax band: D

Tenure: Freehold

- Beautiful 3 bed detached property
- 1760 Blacksmith's Forge and Cottage - Grade II listed building with original character features
- Extensively renovated
- Recent extension adding new kitchen, en suite and walk in wardrobe
- Garage
- Off-Street parking
- Large south facing garden
- Countryside views
- Living room features a multifuel burner set within original blacksmith's forge
- Hardwood double glazed sash windows to front of property installed in recent years



Living room

14' 7" x 15' 3" (4.45m x 4.65m)

Through the original Grade II listed front door you are welcomed into a large living room, filled with an abundance of character and charm. Original ceiling beams, flagstone floor and exposed stone walls are just a few of the many features in this room. The character of the living room is further enhanced by the presence of the original blacksmiths bench and the original stone forge which is now home to a multifuel burner creating a cosy ambience. A sympathetically installed hardwood double glazed sash window to the front allows for warmth and provides natural light, whilst the room also benefits from modern spotlights.





Office

9' 0" x 6' 2" (2.75m x 1.88m)

Accessed via the living room is the office. A charming room with a garden view, wooden flooring and white washed stone walls. The room is a later addition to the property and benefits from a uPVC window and characterful ceiling beams.

Snug

13' 3" x 12' 0" (4.03m x 3.67m)

A well appointed and tastefully decorated second reception room is currently used as a snug but could also be utilised as a dining room or playroom. The snug benefits from a multifuel burner with a solid wood mantel and stone hearth, a hardwood double glazed sash window with deep sill and a huge understairs storage cupboard. A wooden internal door with glass panes leads you to the rear external access, into the kitchen and the staircase to the first floor.





Hallway

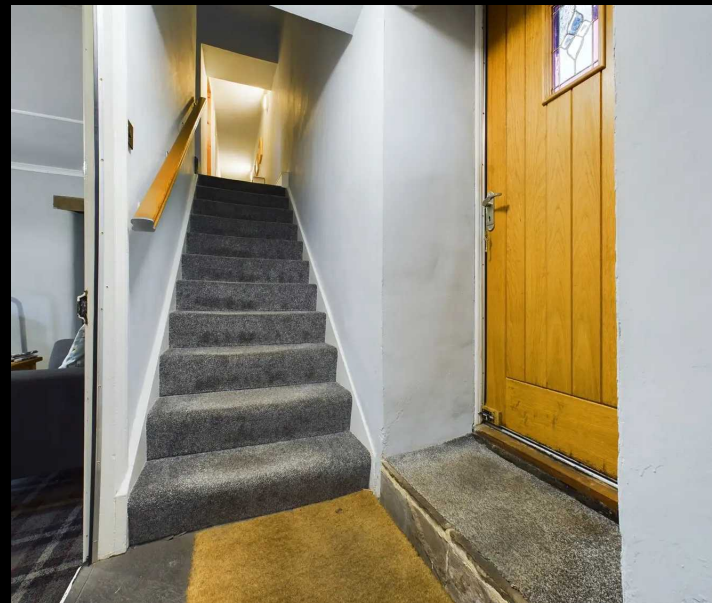
2' 11" x 3' 1" (0.90m x 0.93m)

The hallway is found at the rear of the property and gives access to the rear garden, the kitchen and the staircase leading to the first floor.

Kitchen

13' 0" x 14' 6" (3.95m x 4.43m)

A modern extension added by the current owners houses the property's kitchen. Built in 2016, the kitchen benefits from all the modern necessities complimented by a traditional style in keeping with the character of the property. The kitchen benefits from a handmade carpenters kitchen with hardwood worktops, a Belfast sink and tiled floors. Dual aspect windows make the room feel light and bright whilst boasting fantastic views onto the garden at the rear and the fields beyond. A hardwood and granite topped island with electrical sockets provides additional storage and work surface while there is also ample space to accommodate a dining table.







Landing

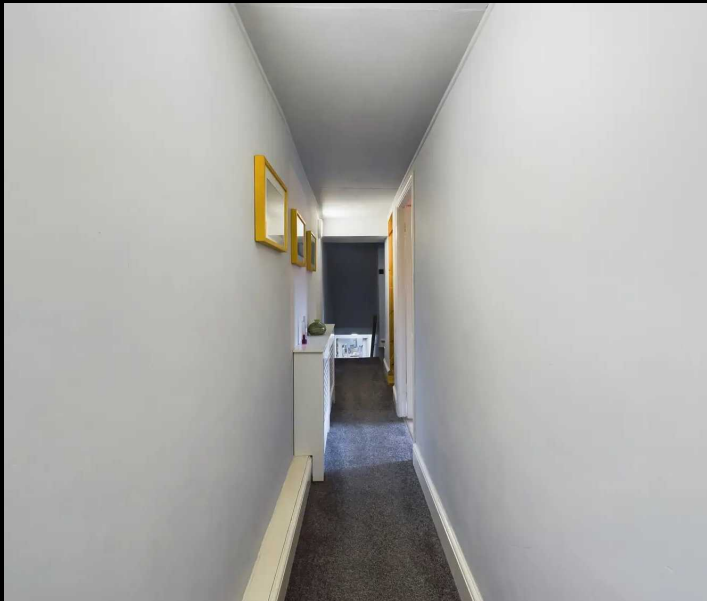
21' 5" x 3' 0" (6.53m x 0.91m)

The landing is long, stretching two thirds of the length of the property. All walls are internal and access is provided to all 3 bedrooms, the attic staircase and the main bathroom. At the far end of the landing there is a built in storage cupboard with integrated access to the roof storage space above the garage.

Bedroom 1

13' 4" x 12' 0" (4.06m x 3.67m)

Found at the top of the stairs on the left is bedroom 1. It sits at the front of the house and benefits from a hardwood double glazed sash window with a low wooden sill and feature fireplace. Bedroom 1 offers ample space for free standing storage furniture plus an ensuite bathroom and walk in wardrobe.





En suite

13' 2" x 7' 0" (4.01m x 2.13m)

Forming part of the extension undertaken by the vendors in 2016 is the En suite bathroom and walk in wardrobe. The En suite is a well appointed with a 3 piece bathroom suite comprised of WC, hand wash basin with under sink storage and a large walk in power shower. It has the benefit of 2 roof lights, a heated towel rail, wooden flooring and spotlights. The current owners have cleverly utilised the ample space of the En suite to accommodate a washing machine and tumble dryer.

Walk in wardrobe

13' 3" x 7' 4" (4.04m x 2.24m)

A generously proportioned and well laid out walk in wardrobe is accessed via the En suite bathroom. Wall mounted industrial style railings stretch the length of the room offering ample hanging space. Further inbuilt shelving offers additional storage space.





Bedroom 2

11' 1" x 12' 6" (3.38m x 3.81m)

Found at the end of the landing on the left is bedroom 2. Bedroom 2 is a spacious and tastefully decorated double bedroom located at the front of the property. Benefiting from a hardwood double glazed window, exposed ceiling beams, and a deep wooden sill, the room is full of charm.

Bedroom 3

6' 6" x 12' 2" (1.98m x 3.71m)

Bedroom 3 is a single bedroom located at the front of the property and benefits from a hardwood double glazed sash window with deep wooden sill and exposed ceiling beams. Neutrally decorated this room would make an ideal child's bedroom.





Bathroom

9' 0" x 6' 2" (2.75m x 1.88m)

Found at the end of the landing on the right is the family bathroom. A well appointed 3 piece bathroom suite including WC, hand wash basin and a bath with a shower head attachment. The bathroom also benefits from a heated towel rail and a uPVC window with deep sill.

Attic room

18' 2" x 14' 6" (5.53m x 4.41m)

Off the landing is a staircase leading to a large attic room, a fantastic additional storage space, however further works could be undertaken for the attic room to be formerly adopted as extra living accommodation. The attic room also benefits from original beams, a low level uPVC window and spotlights.







GARDEN

The property benefits from a large south facing and enclosed rear garden complete with vegetable garden, apple trees, a greenhouse and benefiting from beautiful countryside views. A gravelled area provides an ideal place for outdoor seating and dining. The outside space benefits from a former coal shed which is used for outdoor storage and there is a side gate to the east of the garden which provides access to the property's oil tank.

GARAGE

Single Garage

A single garage with wooden double doors offers ample space for storage or parking for 1 car. Accessible via the garden, the garage has the benefit of light and power, uPVC windows and storage space in the roof. The property's oil fired boiler is also housed in the garage.

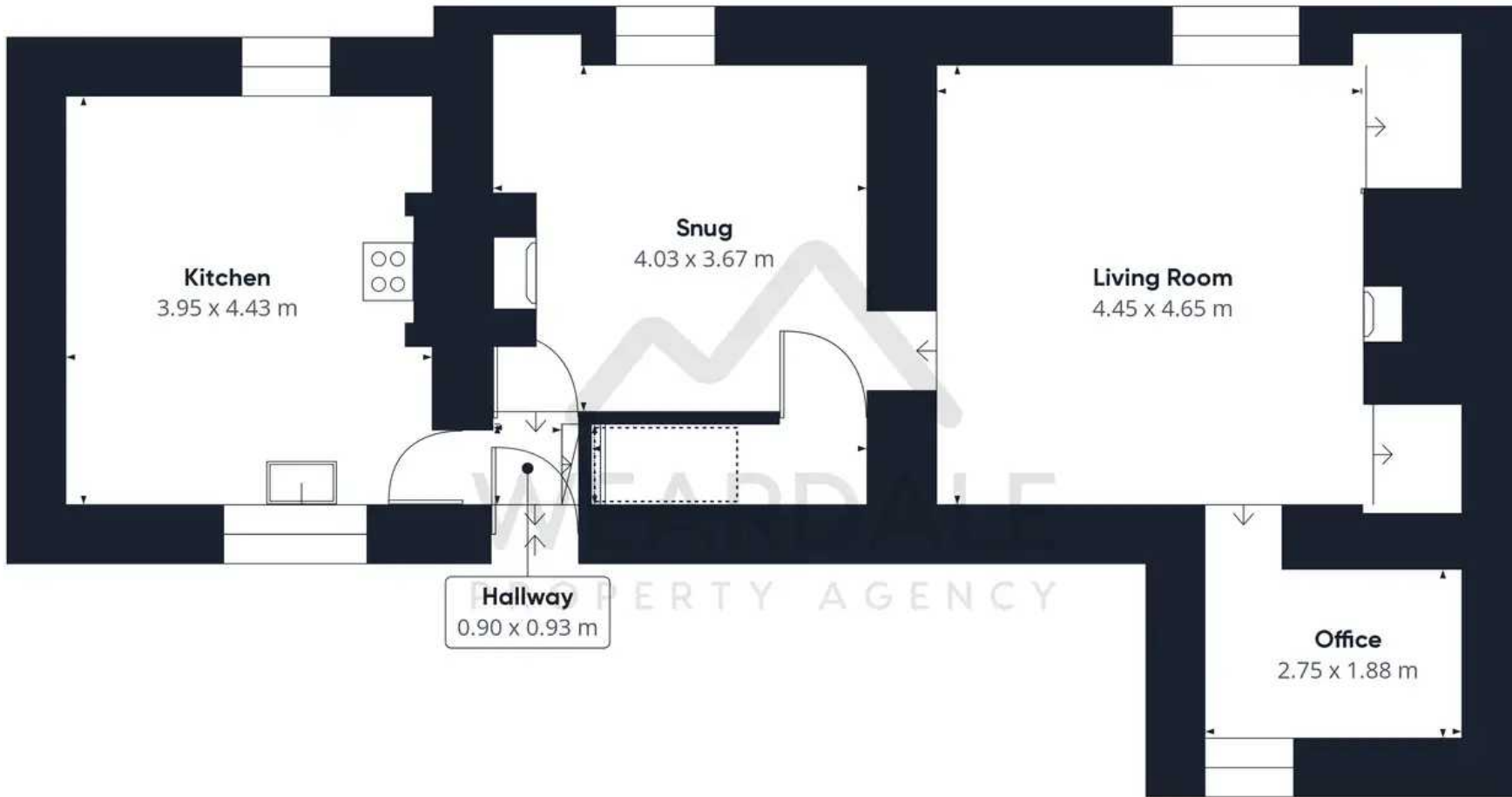
OFF STREET

1 Parking Space

There is one parking space available in the garage and a second off street parking space available outside the front of the property, totalling two off street parking spaces for the property.








Approximate total area⁽¹⁾

68.94 m²

Reduced headroom

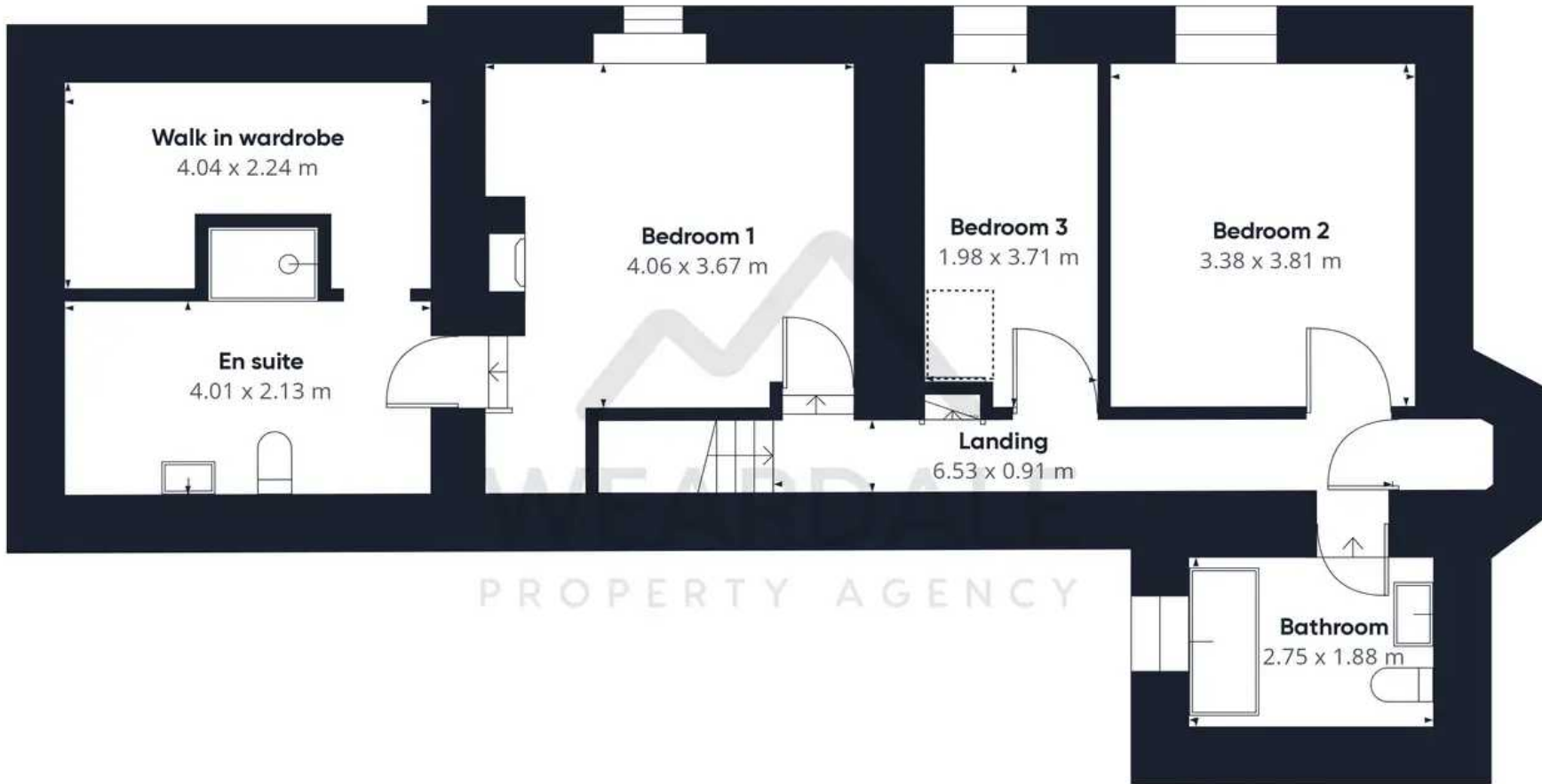
1.34 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Approximate total area⁽¹⁾

66.98 m²

Reduced headroom

0.72 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Attic room

5.53 x 4.41 m

Approximate total area⁽¹⁾

23.28 m²

Reduced headroom

14.92 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



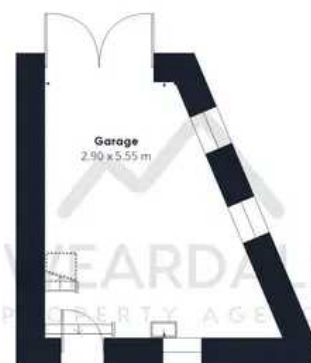
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

182.11 m²

Reduced headroom

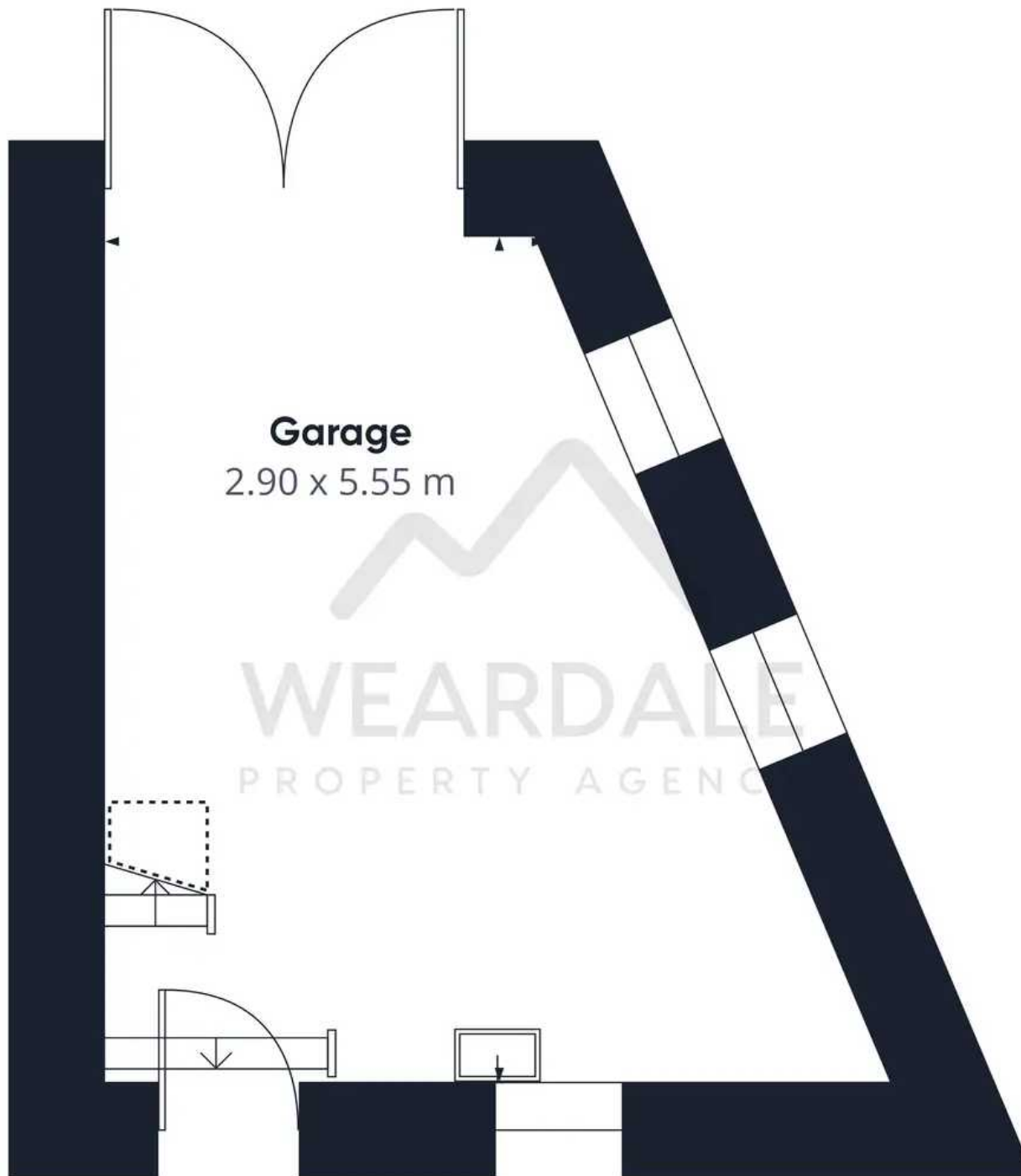
17.5 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Garage
2.90 x 5.55 m

Approximate total area⁽¹⁾

22.9 m²

Reduced headroom

0.52 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Floor 0 Building 2

GIRAFFE360



WEARDALE
PROPERTY AGENCY

Although every care has been made to ensure that these particulars are accurate, no responsibility for any inaccurate information can be accepted, the information is provided as a general guide only and does not form part of any contract. All measurements are approximate. Any intending purchaser should satisfy themselves of the accuracy of the information and should not rely solely on the information outlined in this advertisement.



rightmove 

ZOOPLA

OnTheMarket 