





## Rigg Side

St. Johns Chapel, Weardale

Opportunity to acquire a stunning 3-bed detached stone house with 2.62 acres of grazing land. Modern comforts with traditional features, log burner, composite windows, 2 bathrooms, open-ended barn, garage, and ample parking for multiple vehicles. Located in an Area of Outstanding Natural Beauty.

Council Tax band: C

Tenure: Freehold

- 3 bedroom detached stone house
- 2.62 acres of grazing land
- Potential for further development subject to the necessary planning permissions
- Composite windows throughout
- 2 bathrooms
- Log burner in the living room
- Open ended barn PLUS garage
- Driveway parking for multiple vehicles
- Far reaching open countryside views
- Located in an Area of Outstanding Natural Beauty



**WEARDALE**  
PROPERTY AGENCY



### Living room

13' 11" x 14' 2" (4.23m x 4.33m)

The living room is a beautifully presented and well appointed space filled with lots of natural light. Two composite windows with deep sills frame the open countryside views perfectly. The living room benefits from characterful features including wooden floors and a log burner with stone hearth.





### Kitchen

20' 0" x 14' 5" (6.10m x 4.39m)

The kitchen is a bright spacious room with ample space to accommodate a dining table. Benefitting from a good range of storage cabinets in a traditional shaker style with oak worktops and a belfast sink. The high specification of this kitchen is further enhanced by the installation of spotlights and integrated appliances including a fridge, dishwasher and an electric oven and hob. A composite window and uPVC patio doors fill the kitchen with lots of natural light.





### Utility room

5' 10" x 7' 7" (1.78m x 2.30m)

The utility room is a welcome additional space and benefits from spotlights, Belfast sink, composite window with a deep sill and patio doors. The utility room provides space for a washing machine and offers storage in the form of low level cabinets.

### WC

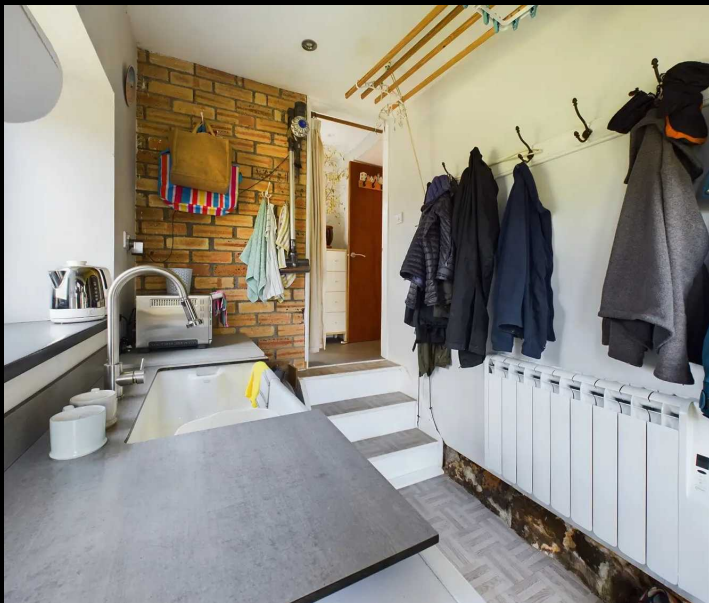
8' 3" x 3' 7" (2.51m x 1.09m)

The downstairs WC is located adjacent to the utility room and benefits from a composite window with a deep sill.

### Landing

6' 8" x 3' 1" (2.03m x 0.93m)

A spacious and bright split level landing provides access to the property's 3 bedrooms and 2 bathrooms. The landing offers access to the loft via a loft hatch with a pull down ladder. The loft is fully boarded and insulated.





### Bedroom 1

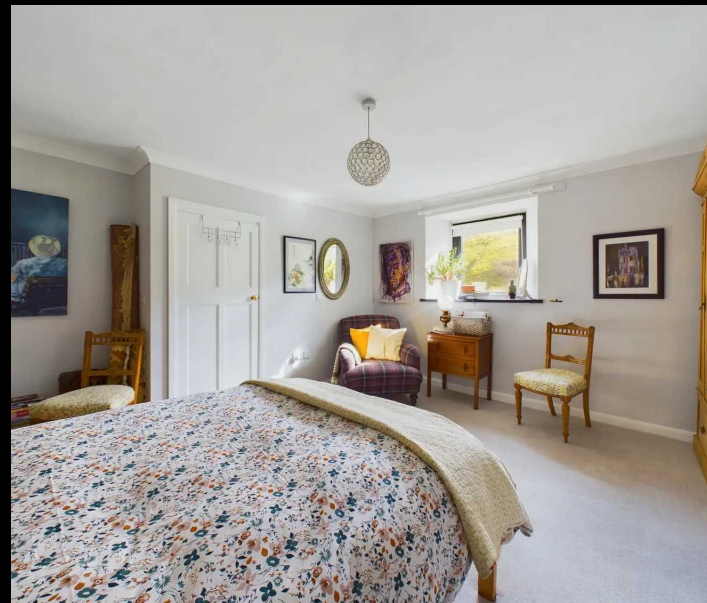
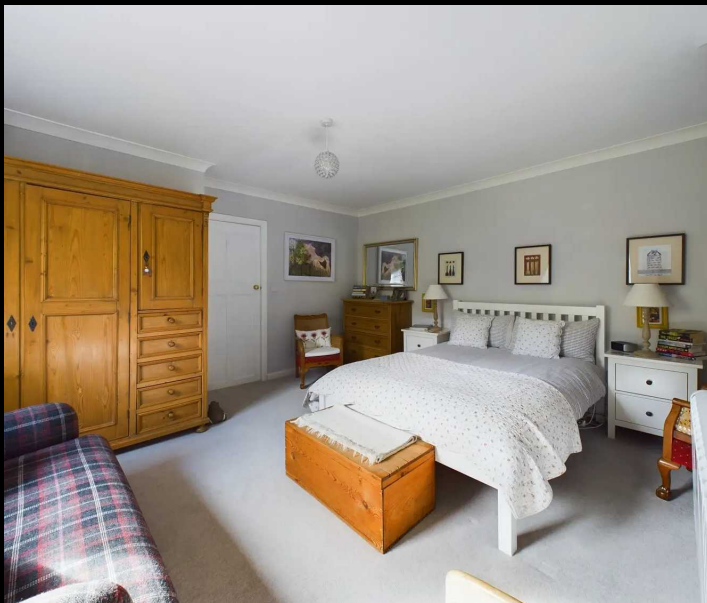
13' 0" x 14' 3" (3.97m x 4.35m)

Flooded with natural light via a composite window with deep sill, bedroom 1 is a large double bedroom with generous proportions. Tastefully decorated and offering ample space for free standing storage furniture, bedroom 1 also benefits from outstanding open countryside views.

### Bedroom 2

12' 6" x 14' 2" (3.81m x 4.32m)

Bedroom 2 is a large and spacious double bedroom. Boasting fantastic open countryside views via a composite window with a deep sill. Neutrally decorated and offering ample space for free standing storage furniture.







### Bathroom 2

8' 2" x 5' 8" (2.50m x 1.73m)

Bathroom 2 provides a 3 piece bathroom suite with a separate shower cubicle, WC and hand wash basin. A bright room with lots of natural light, further enhanced by a large composite window with deep sill. Bathroom 2 features a heated towel rail, traditional style wall panelling and wooden flooring. The room benefits from in built storage cupboards, the lower of which houses the hot water tank.

### Landing area

6' 9" x 8' 6" (2.07m x 2.59m)

A further large landing area is found between bedroom 3 and bathroom 1, it boasts spotlights, an exposed ceiling beam and a roof light window. Currently utilised as an additional children's space, the landing area is light and bright and would make an ideal office area or reading nook.







### Bedroom 3

14' 8" x 8' 6" (4.47m x 2.60m)

Accessed via the landing area on the left is bedroom 3, a charming double bedroom currently configured as a children's room. Bedroom 3 features neutral decoration, a composite window and roof light, plus exposed ceiling beams.

### Bathroom 1

12' 1" x 8' 7" (3.68m x 2.62m)

Bathroom 1 is bright and spacious and provides a 4 piece bathroom suite, featuring WC, hand wash basin, roll top bath and a large separate rainfall shower cubicle. The bathroom benefits from exposed ceiling beams, spotlights and a heated towel rail. A composite window with deep sill and roof light fill the bathroom with lots of natural light.







### **Store rooms**

( 4.95m x 2.81m) PLUS ( 2.21m x 2.78m) PLUS (2.96 x 2.77m). The property benefits from an additional 3 store rooms, internal access into store room 2 is via the entrance area of the house, whilst access to store rooms 1 and 3 is external. A planning application for the conversion of the 3 store rooms into further living accommodation has been submitted to Durham County Council. Details of the planning application can be found on their website.

### **Grazing land**

The property has the benefit of approximately 2.62 acres of grazing land with fantastic views over the open countryside and down to St Johns Chapel.

### **Open ended barn**

A large open ended barn is located to the rear of the property, it is currently used for the owners storage needs but could also be used as a car port.





### **Garden**

The property has the benefit of a quiet and private rear and side garden. A large patio area can be accessed directly via the patio doors in the kitchen and offers an ideal space of outdoor seating and dining. A further garden space to the side of the property offers an enclosed and secure space, ideal for children or pets. The gardens boast far reaching countryside views.

### **Single Garage**

The property also has the benefit of a single garage, the garage is set away from the main house, located next to the roadside entrance to the plot.

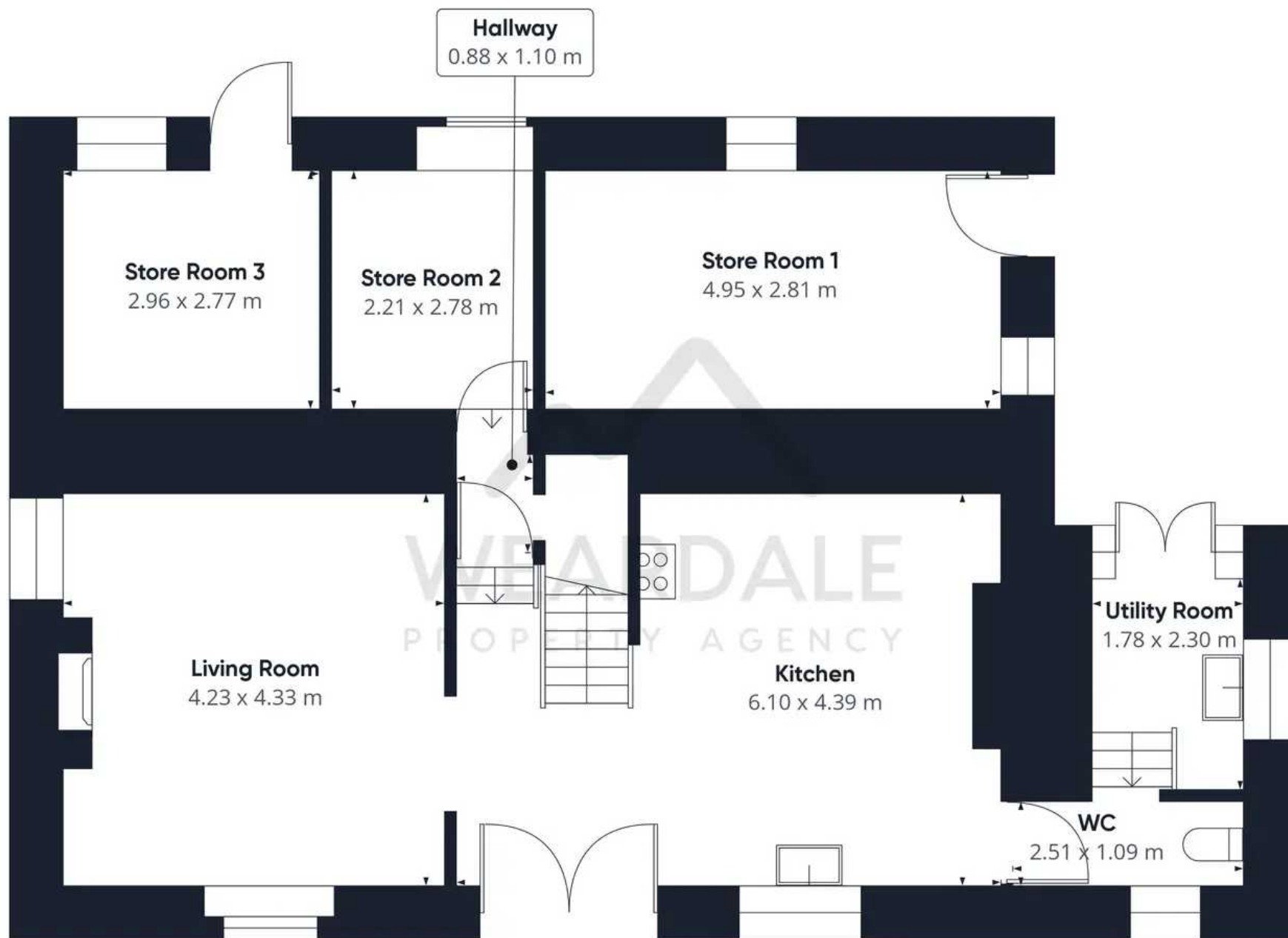
### **Driveway**

A large area of hard standing sits adjacent to the property and provides ample off street parking for multiple vehicles.









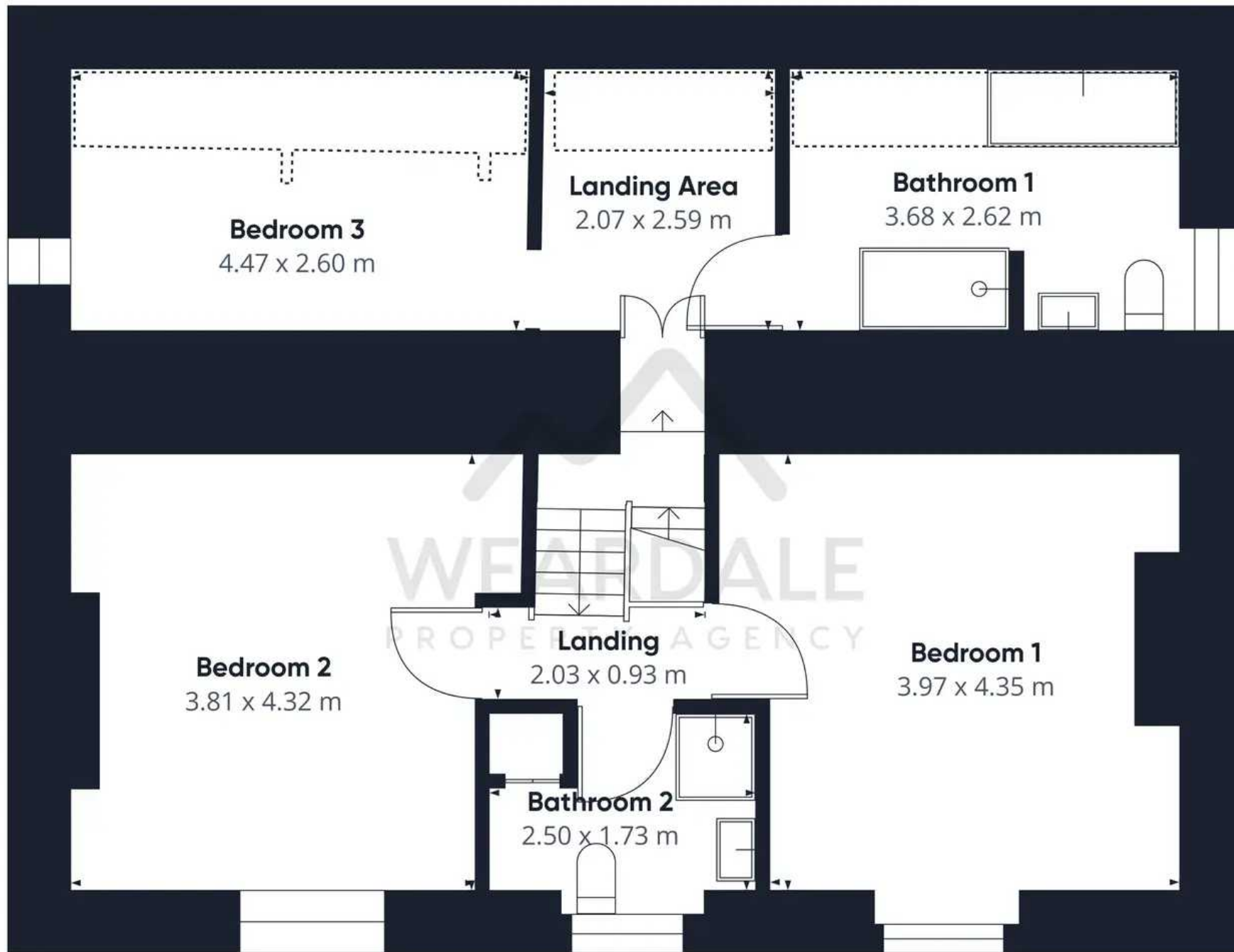
Approximate total area<sup>(1)</sup>  
82.94 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Approximate total area<sup>(1)</sup>

69.18 m<sup>2</sup>

Reduced headroom

7.71 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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.



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