





20 High Town

Westgate, Weardale

Immaculately renovated 2 bed terraced cottage on the edge of Slitt Wood in an AONB. Features stylish interior, uPVC windows, air source heat pump, and well-manicured garden with summerhouse. Tranquil location with stunning outdoor space including stream views and multiple entertainment areas.

Council Tax band: A

Tenure: Freehold

EPC: C

- 2 bedroom terraced cottage
- Situated on the edge of Slitt wood
- Extensive renovation works completed
- High specification finish
- uPVC windows throughout
- Air source heat pump
- Immaculate garden next to stream, PLUS summerhouse
- Located in an Area of Outstanding Natural Beauty



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Hallway

3' 0" x 3' 3" (0.92m x 0.99m)

Upon entering the property via the traditional style glazed stable door you find yourself in a bright and inviting hallway. Access through to the living room and the kitchen beyond is found on the right and a staircase provides access to the first and second floor bedrooms and bathroom.

Living room

14' 3" x 14' 6" (4.34m x 4.42m)

Directly accessed via the hallway is the living room. It is a bright, spacious and well appointed room boasting a large uPVC sash style window with a deep sill that floods the room with lots of natural light and offers a stunning view across the garden and down to Middlehope Burn. The living room benefits from a feature fireplace including a log burner, stone surround and tiled hearth, adding to the character of the room. The living room is a charming space which offers modern LVT flooring, an under stairs storage cupboard and space for a dining table.







Kitchen

6' 3" x 8' 9" (1.90m x 2.66m)

Beyond the living room is the kitchen. Recently renovated and boasting a high specification finish, the kitchen is a well appointed space providing a good range of over-under traditional style shaker cabinets. The kitchen features LVT flooring, spotlights and space for a washing machine, fridge/ freezer and an electric oven and hob.

Landing

(0.93m x 2.47m) PLUS (0.88m x 0.82m) The first floor landing boasts modern grey carpets, neutral decoration and provides access to bedroom 1 on the right and the bathroom on the left. A further staircase provides access to the second floor attic conversion and bedroom 2.





Bedroom 1

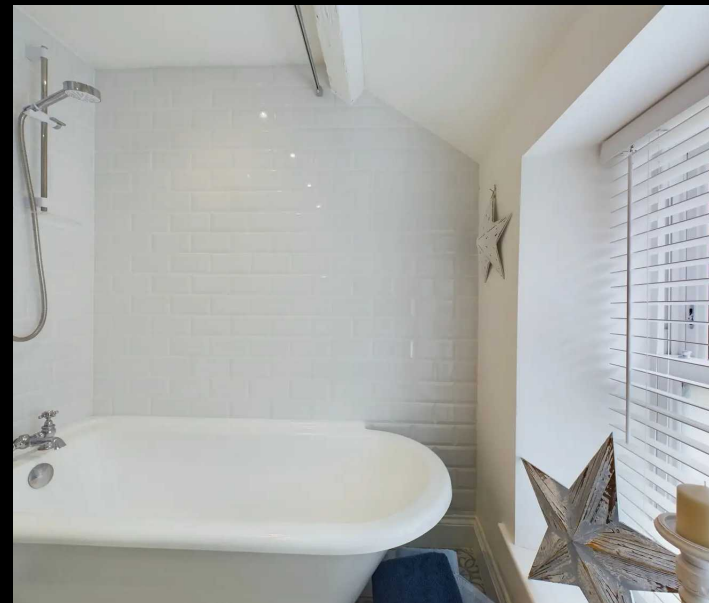
11' 7" x 11' 2" (3.54m x 3.40m)

Bedroom 1 is found at the rear of the property and boasts views over the garden and down to the stream. A well appointed and bright double bedroom with ample space for free standing storage furniture, bedroom 1 is tastefully decorated in neutral colours with laminate flooring and benefits from a large uPVC sash style window with deep sill. Storage is provided via an inbuilt storage cupboard and also in the form of a cleverly hidden alcove hanging rail.

Bathroom

6' 4" x 9' 9" (1.93m x 2.96m)

The property's main bathroom is found on the first floor and is a bright and spacious room benefiting from an immaculate finish. The bathroom provides a 3 piece bathroom suite; including a free standing bath with overhead shower, hand wash basin and WC. Full height wall tiles surround the bath and a large uPVC sash style window with deep sill fills the bathroom with lots of natural light. The specification and character of the bathroom is further enhanced by an exposed ceiling beam and the addition of spotlights and a modern vertical radiator.



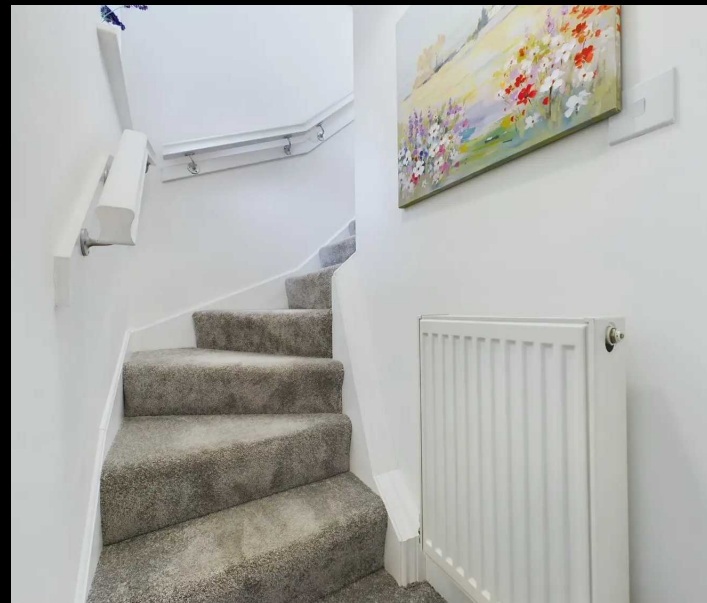




Bedroom 2

14' 10" x 12' 0" (4.51m x 3.66m)

An immaculate attic conversion provides the property's second bedroom, benefiting from lots of natural light via 2 roof lights, tasteful decoration, LVT flooring and spotlights. Bedroom 2 is a comfortable double bedroom currently configured as a twin and offering space for free standing storage furniture. The boiler for the air source heat pump is housed in an inbuilt storage cupboard in bedroom 2.







Garden

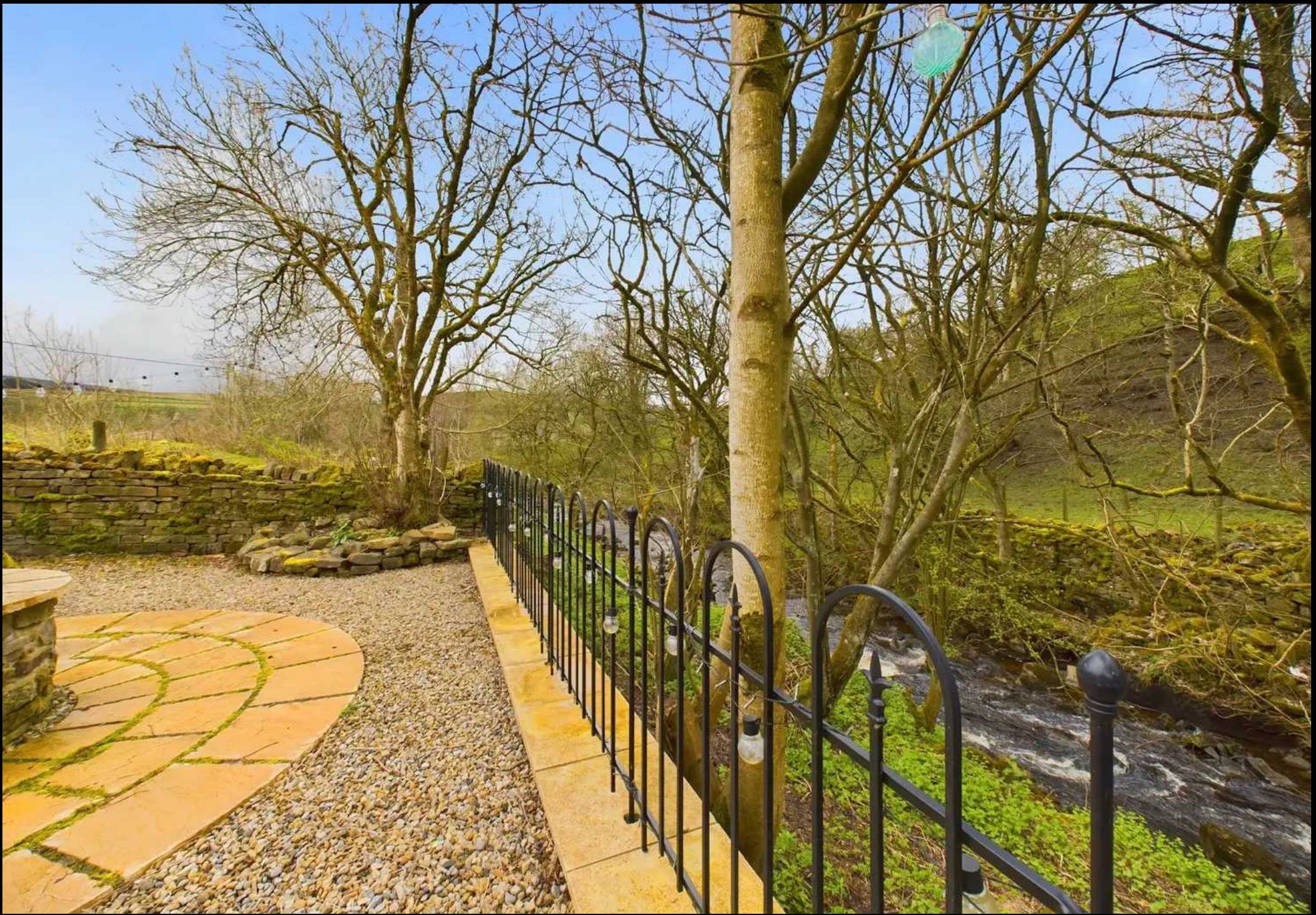
The property benefits from a low maintenance and impeccably presented outdoor space. From the seating area immediately outside the property, a private pathway leads down passing adjoining gardens to the main garden, which overlooks Middlehope Burn. The property's garden benefits from multiple areas ideal for outdoor dining and entertaining, including a large gravelled area featuring a fire pit and a summerhouse.

Summerhouse

Found in the garden and set away from the property is the summerhouse, positioned to make the most of the views across the countryside and down to Middlehope Burn. The summerhouse is immaculately appointed with laminate flooring, exposed ceiling beams and windows on three sides, maximising the outlook.











Hallway
0.92 x 0.99 m



Approximate total area⁽¹⁾
24.62 m²

(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

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Landing
0.93 x 2.47 m



Bathroom
1.93 x 2.96 m

Bedroom 1
3.54 x 3.40 m

0.88 x 0.82 m

Approximate total area⁽¹⁾
23.31 m²

(1) Excluding balconies and terraces

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Floor 1



Floor 2


Approximate total area⁽¹⁾

17.69 m²

Reduced headroom

7.25 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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