



Hood Street, St. Johns Chapel, DL13 1QS
4 Bed - House - End Terrace
Offers Over £199,950

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Situated in the desirable village of St Johns Chapel, Pryce Cottage is a four/five bedroom property, with unique charm and character.

The spacious floor plan comprises of sun room enjoying pleasant views over the garden, kitchen, shower room/w.c., dining room, bedroom.

To the first floor there is a, elevated lounge with double aspect, affording stunning views over local countryside, bedroom, study/bedroom, bathroom and to the second floor is the master bedroom and a door giving access to a room which could potentially be used as a fifth bedroom.

The property is warmed by oil central heating and has attractive beamed ceiling to most reception rooms. The gardens are very mature with shrubs, borders, trees and most of all enjoying attractive views and space for parking which is rare to find in the village.

St Johns Chapel is one of the more popular villages in upper Weardale, a noted area of outstanding beauty, it has a convenience store, cafes, two village pubs and is on a bus route.

An internal viewing comes highly recommended, please contact Robinson's today to arrange yours.

Sun Room

13'4 x 12'3 (4.06m x 3.73m)

Kitchen

11'5 x 6'5 (3.48m x 1.96m)

Shower Room**Dining Room**

15'1 x 15'6 (4.60m x 4.72m)

Bedroom

8'1 x 10'10 (2.46m x 3.30m)

First Floor**Lounge**

18'10 x 11'11 (5.74m x 3.63m)

Bedroom

10'10 x 8'6 (3.30m x 2.59m)

Study/Bedroom

8'2 x 8'3 (2.49m x 2.51m)

Bathroom**Second Floor****Master Bedroom**

15'10 x 15'8 (4.83m x 4.78m)

Potential Bedroom Five

8'1 x 8'6 (2.46m x 2.59m)



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Dedicated Property Manager

Hood street, st johns chapel

Approximate Gross Internal Area
1442 sq ft - 134 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-98) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-98) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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