



Front Street, Westgate, DL13 1JW  
4 Bed - House - End Terrace  
£244,950

**ROBINSONS**  
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## Front Street Westgate, DL13 1JW

**\*\* LARGE FOUR/FIVE BEDROOM END TERRACE HOUSE, PLUS DETACHED ONE BEDROOM COTTAGE \*\* THREE RECEPTION ROOMS \*\* AMPLE OFF STREET CAR PARKING AND GARAGE \*\* GOOD SIZE GARDENS \*\* COTTAGE CURRENTLY USED AS A HOLIDAY HOME \*\* POPULAR VILLAGE LOCATION \*\***

This large stone built end terrace house with many traditional features would make a great family home, having spacious accommodation throughout including three reception rooms, four large bedrooms plus study and a detached stone built one bedroom cottage in the rear garden which could be used for many purposes including annex or holiday home. The main residence itself is warmed by oil central heating and has UPVC double glazed windows and comprises of; large reception room with stone flagged flooring, 2nd lounge/snug with open fire, dining room, kitchen/breakfast room, rear porch, cloakroom/wc. To the first floor there are four bedrooms, family shower room and a study or walk in wardrobe.

The detached stone built cottage at the rear would be perfect for guests staying or elderly or young family members to use, it is currently used as a business with the current owners renting out as a holiday cottage. It has its own oil central heating boiler, UPVC double glazed windows and comprising of; kitchen, lounge/dining room, double bedroom, and shower room.

The gardens are of generous size with ample off street car parking and garage, there is a lawn area and mature trees and shrubs. Westgate is a popular village in upper weardale with a village pub and bus routes leading to other neighbouring villages and towns including St Johns Chapel and Stanhope where there is a wide range of amenities on offer and schooling.

We feel an internal viewing is a must to fully appreciate this rare to the market house, please contact Robinsons to arrange yours.













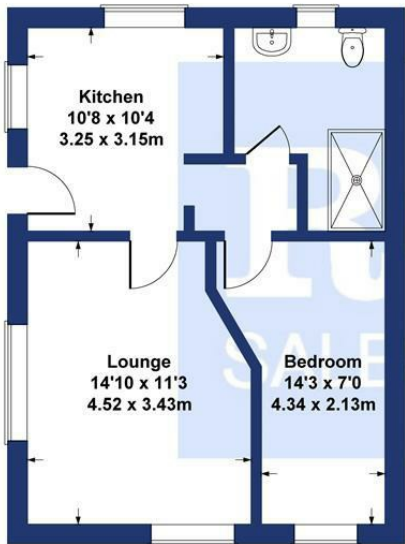




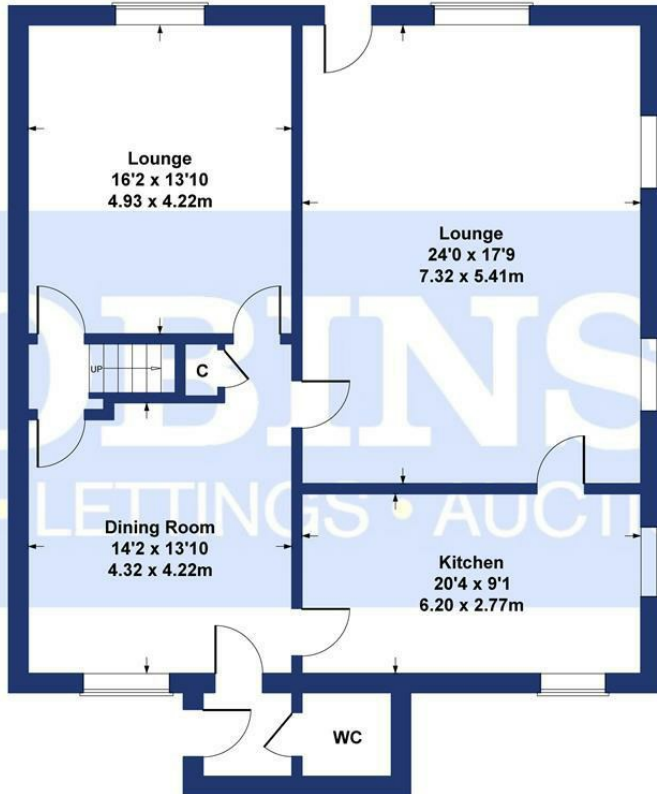


## Front Street, Westgate

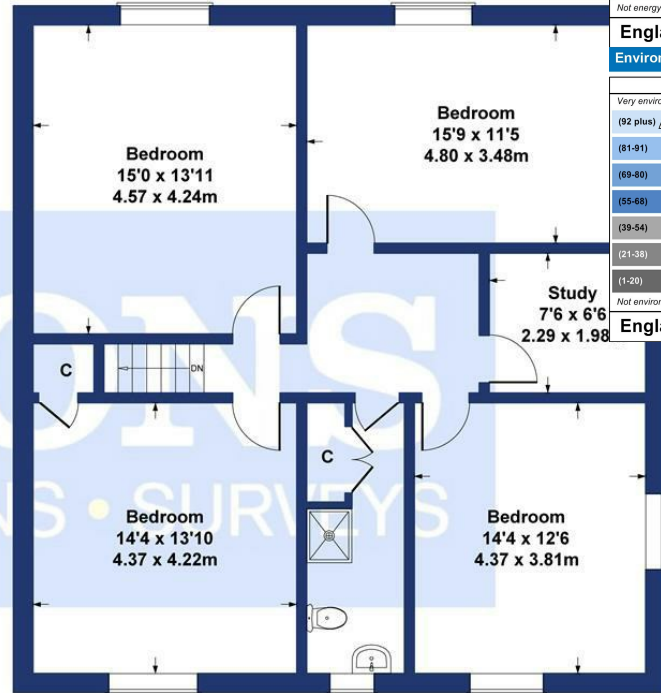
Approximate Gross Internal Area  
2717 sq ft - 252 sq m



COTTAGE



GROUND FLOOR



FIRST FLOOR

### 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. 2020

| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>  |           | <b>79</b> |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  | <b>50</b> |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not energy efficient - higher running costs                     |           |           |
| England & Wales   |           |           |
| EU Directive 2002/91/EC   |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>  |           | <b>73</b> |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  | <b>42</b> |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| England & Wales   |           |           |
| EU Directive 2002/91/EC   |           |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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