



EPC Rating F, F, F



- ❖ 3 x 1 & 2 Bedroom Stone built Cottages Sold as a Whole
- ❖ Modernisation Required
- ❖ Large Front & Rear Gardens
- ❖ Would Suit Investor or Developer
- ❖ Rural Village Location
- ❖ MUST BE VIEWED

1 x 1 Bed Cottage & 2 x 2 Bed Cottages, South View, Eastgate

Stone View is a large stonebuilt property consisting of one, 1-bedroom cottage and two, 2-bedroom cottages sold as a whole terrace. All the properties are in need of some renovation and modernisation but would ideally suit a developer or investor. The properties benefit from double glazing, a large walled front garden divided into sections, a shared rear vegetable garden with outbuildings and privy's, all the properties are heated with a mix of electric night storage and solid fuel central heating.

## LOCATION

Eastgate is situated on the A689 west of Stanhope and once marked the eastern border of the Forest of Weardale the private hunting park of the Prince Bishops Durham. There are good road transport links to Crook, Bishop Auckland, Darlington and the historic City of Durham for commuting, all of which provide a wide range of shopping, leisure, recreational and schooling facilities. The metropolitan city of Newcastle upon Tyne & Gateshead are both located approximately 26 miles North East, also within good commuting distance and offer a regional centre of culture, with venues such as Sage Gateshead, Baltic and the Theatre Royal. Large shopping complexes such as The Metro Centre and Eldon Square are also located at Gateshead and Newcastle.

## 1 South View

### GROUND FLOOR

#### Hall

Entrance door and stairs to first floor.



Detached Building  
1 x 1 Bed Cottage &  
2 x 2 Bed Cottages



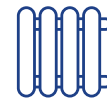
5 Bedrooms  
in Total



3 Reception  
In Total



3 Bathroom  
In Total



Solid Fuel & Electric  
Night Storage



Outbuildings and 2  
Large Gardens

#### Lounge

4.56m x 3.62m

Exposed beams to ceiling, window to front elevation, tiled fire surround and hearth, picture rail and electric night storage heater.

#### Kitchen

4.46m x 2.87m

Fitted with a range of wall and base units, corresponding work surfaces, stainless steel sink drainer unit with mixer tap, ceramic tiled splashbacks, electric cooker point, electric wall mounted panelled heater, open coal fire with tiled surround, walk-in pantry, half-timber panelled walls, two windows and rear entrance door.

### FIRST FLOOR

#### Landing

#### Bedroom 1

2.72m x 3.63m

Window and electric night storage heater.

#### Bedroom 2 - L-shaped

4.6m x 3.59m

Window, laminate flooring, dado rail and electric wall heater.

#### Bathroom - T Fall

4.54m x 2.87m

Fitted with a white bathroom suite comprising panelled bath, pedestal wash hand basin and wc in vanity unit, electric night storage heater and opaque window.

## Darlington Office

Darlington Farmers Auction Mart

Humbleton Park, Darlington, DL2 2XX

Darlington: 01325 728 084 • Crook: 01388 766676

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E		
21-38	F	26   F	
1-20	G		

1 South View, Eastgate

## 2 South View

Recently fitted with a damp proof course.

### GROUND FLOOR

#### Hall

Composite entrance door and stairs to first floor.

#### Sitting Room

4.6m x 4.2m

Exposed timber beams, open coal fire with tiled surround and hearth.

#### Lobby

Under stairs storage area and door to:

#### Kitchen

3.35m x 2.8m

Fitted with a range of modern white wall and base units with contrasting work surfaces over, electric cooker point, window and external door to rear.

#### Utility Area

3.3m x 1.06m

Rear window, base unit with stainless steel sink drainer and storage shelving to wall.

### FIRST FLOOR

#### Landing

#### Bedroom

4.62m x 4.2m

Exposed beams and window.

#### Bathroom

3.25m x 2.8m

Panelled bath, pedestal wash hand basin, shower cubicle with electric shower and glass door, opaque window to rear elevation.

## 3 SOUTH VIEW

### GROUND FLOOR

#### Hall

Stairs to first floor.

#### Sitting Room

4.58m x 4.08m

Inglenook fireplace with solid fuel stove, exposed stone wall and beams to ceiling and window to front elevation.

## Internal Lobby

Under stairs storage.

#### Kitchen

4.9m x 2.7m

Fitted with a range of modern wall and base units with contrasting work surfaces over and stainless-steel sink drainer unit inset, breakfast bar, built-in electric oven and hob with extractor hood over, rear window and external door.

#### Utility

2.7m x 1.56m

Small rear window, wall and base unit with work surface over and plumbing for washing machine.

### FIRST FLOOR

#### Landing

#### Bedroom 1

4.6m x 4.5m

Window to front elevation, cupboard housing hot water storage tank, central heating radiator, door leading to attic storage room.

#### Attic Storage Room

4.9m x 4.6m

Stairs leading to storage room with electric heater.

#### Bedroom 2

5m max x 2.8m

Rear and side window, dado rail and central heating radiator.

#### Bathroom

2.69m x 2.5m

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, wc, full UPVC panelled walls and ceiling, opaque rear window and chrome heated towel rail.

### EXTERNAL

#### Front Garden

Divided into three sections comprising lawn, vegetable patches and timber sheds.

#### Rear Garden

Shared rear garden laid mainly to vegetable patches,



### Out Buildings

Timber storage shed, several stonebuilt storage sheds and old privy's .

### TENURE

We are verbally informed by the current vendors that the properties are freehold.

### SERVICES

Mains electricity, solid fuel, mains water and mains sewer.

### COUNCIL TAX BAND

All the cottages are council tax band A.

### LOCAL AUTHORITY

Durham County Council, County Hall, Durham, County Durham, DH1 5UL.

Telephone 03000 260 000 Website [www.durham.gov.uk](http://www.durham.gov.uk)

### VIEWING

By appointment only through the selling agent Vickers & Barrass, Darlington office.

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92+	A		92   A
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2 South View, Eastgate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   c
55-68	D		
39-54	E		
21-38	F	30   F	
1-20	G		

3 South View, Eastgate















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