



East Lane, Stanhope, DL13 2YX  
2 Bed - House - Detached  
£315,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



## East Lane Stanhope, DL13 2YX

\* GREAT OPPORTUNITY \* TWO BEDROOM DETACHED HOUSE AND A DETACHED COTTAGE \* AMAZING COUNTRYSIDE VIEWS OF STANHOPE TOWN AND SURROUND COUNTRYSIDE \* LARGE GARDENS \* OUTBUILDINGS \* RARELY AVAILABLE \* NO ONWARD CHAIN \* VIEWING HIGHLY RECOMMENDED \*

We are delighted to offer to the sales market this rarely available two bedroom detached house which is surrounded by gardens and stunning countryside and is being sold with a detached cottage.

The property enjoys an elevated location taking in views of the surrounding area of Stanhope but is also walking distance to shopping facilities, bus links and schooling.

The main house is a generous size and is warmed by solid fuel heating and has double glazed windows. The internal floor plan comprises of; entrance porch, lounge with log burner, dining room, kitchen, utility room.

To the first floor there are two double bedrooms and family bathroom. The cottage located in the garden and also benefits from the views on offer, it is known as 'Adam Cottage', it has electric points and lighting and the floor plan comprises of two rooms to the ground floor and a staircase leads to the second floor which has two further rooms. Adams Cottage would be great for a renovation project or a workshop.

The gardens are enclosed by stone walls and have gated access. They are predominantly laid to lawn with some mature trees. To the rear of the property there are two outhouse and attached to Adams cottage there is an outside toilet.



















### Location

Stanhope offers a range of shopping facilities including, bakery, butchers, pharmacy, cafes, public houses, health centre and the popular Durham Dales Centre. Bus links are also within walking distance giving access to neighbouring villages and schooling. Stanhope is a popular tourist village with beautiful riverside walks. Major transport links are within a reasonable driving distance away, including Durham train station (approximately 23 miles) and Newcastle international airport (approximately 31 miles).

### Agents notes

Robinsons estate agents have been advised the property is on mains; drainage, water, and electric.



## East Lane, Stanhope

Approximate Gross Internal Area  
1164 sq ft - 108 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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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