

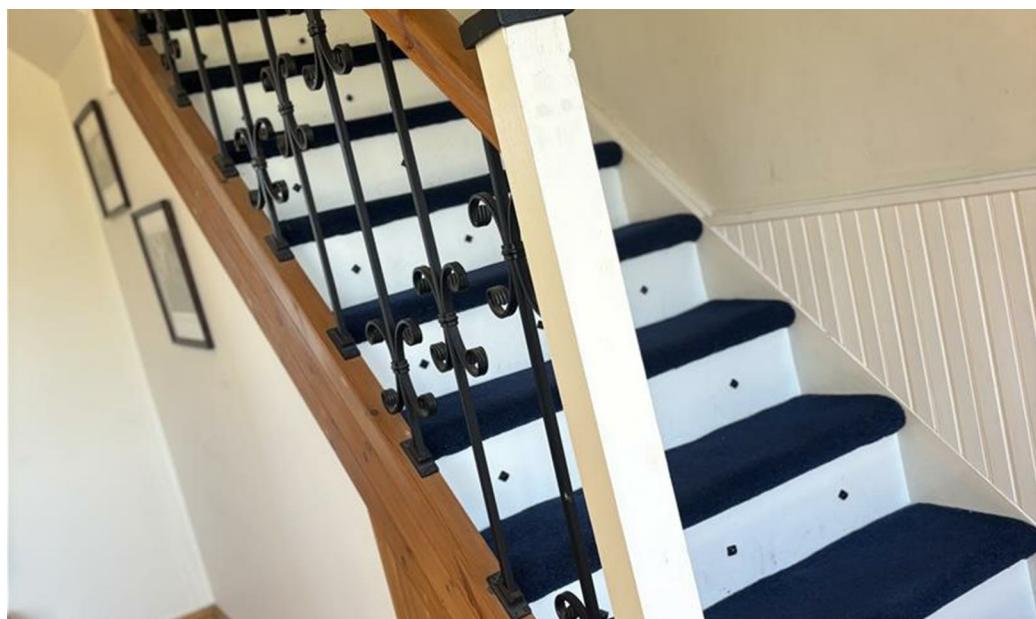


## Royal Oak Cottages

Stanhope DL13 2EN

Chain Free £185,000





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# Royal Oak Cottages

Stanhope DL13 2EN



- Country Cottage
- EPC Grade D
- UPVC Double Glazed

- Two Bedrooms
- Countryside Views
- Electric Heating

- Chain Free
- Lounge and Dining Kitchen
- Rural Setting

CHAIN FREE! Welcome to Royal Oak Cottages which is located in a tranquil and peaceful setting surrounded by outstanding natural beauty and open views. Having an abundance of character and history of this property is not to be missed. Situated on a scenic hillside overlooking Stanhope village, the cottages offer panoramic views across the Weardale landscape, an Area of Outstanding Natural Beauty.

Briefly comprising entrance, lounge, dining kitchen, two bedrooms, first floor bathroom and gardens to the front and rear.

Royal Oak Cottages is located in the small Village of Crawleyside and only a short drive into Stanhope the neighbouring village which has a range of local amenities. Larger destinations like Durham City Centre and Newcastle City Centre are about 20 and 30 miles away, respectively. Call us today to arrange your viewing.

## Ground Floor

### Entrance

Gated access and stone steps lead down a pathway to the gateway of Royal Oak Cottages, you can't help but stop and take in the natural surroundings and the breath taking views which are in front of you.

Accessed into the property is via a UPVC entrance door leading into a spacious lounge area.

### Lounge

Wooden stairs lead to the first floor, UPVC bay window allowing views over the garden and far reaching countryside views beyond. A beautiful focal point to the room is a stone inglenook with a stone hearth housing a multi fuel stove, electric storage heater and a door leading into the breakfast kitchen.

### Breakfast Kitchen

Fitted with a range of base and wall units with wood effect laminate work surfaces over, ceramic sink, cast iron radiator, electric storage heater and integrated electric oven and hob with extractor over and ample space for free standing appliances.

A UPVC window enjoys views of the neighbouring fields, UPVC stable door leads into the rear garden and there is space for a family dining table and chairs as required.

There is access to a useful pantry storage cupboard under the stairs.

## First Floor

### Landing

Stairs rise from the lounge and provide access to the first floor accommodation and a useful storage cupboard housing the water tank. The loft hatch is located here and has a loft ladder. The seller has advised that it is partially boarded out.

### Bedroom One

Located to the front elevation of the property having exposed feature stone work with wooden beams, two useful storage areas, cast iron radiator and UPVC window.

### Bedroom Two

Located to the rear elevation of the property having cast iron radiator and UPVC window again with extensive views.

### Bathroom/WC

Fitted with a three piece suite comprising bath with electric shower over, WC, wash hand basin set on a vanity storage cabinet, electric towel heater, electric storage heater and obscured UPVC window Plus velux roof light allowing extra natural light to flood this room and through into the landing.

### Externally

To the front of the property there is an enclosed garden area bounded by fencing and stone walls. Stone pathway to the front door.

To the rear of the property stone steps lead to a gravelled seating area with raised beds and ideal space to sit and relax watch the world go by and enjoy the peaceful and natural surroundings.

Over the pathway at the front of the property there is also access to a useful stone storage area.

### Agents Note

The property is now serviced by a brand new water treatment plant installed in November 2025 - more information can be obtained from our office.

### Agents Note

This property has a right of access over the pathway to the garden and entrance of number 4 and also allowing access to the outdoor store.

### Agents Note

Please note the cast iron radiators are run off the multifuel stove which also heats

the water. Also fitted with an independent emersion heater system for hot water.

The seller has advised the property is serviced by economy 7 electric.

### Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/9350-2767-8420-2094-4555>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Septic Tank

Broadband: Superfast Broadband available. Highest available download speed 48 Mbps. Highest available upload speed 8 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1,919.40 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for illustrative purposes only and should be viewed as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information



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