



VENTURE
PLATINUM

Front Street | Westgate
Chain Free £285,000



Nestled in the picturesque heart of Westgate, Weardale, this former stone farmhouse presents a rare opportunity to acquire an authentic piece of the region's rural heritage. Constructed in enduring stone and crowned with a traditional stone roof, the property exudes timeless character and charm.

The front of the house is captivating, with a stunning front garden sweeping gracefully down to the tranquil banks of the River Wear. This idyllic setting promises peaceful vistas and an ever-present connection with the surrounding countryside.

Inside, the home offers three generous reception rooms, each boasting working fireplaces that invite cosy evenings throughout the changing seasons. Upstairs, three well-proportioned double bedrooms provide comfortable accommodation—perfect for families or those in search of plentiful guest space. A family bathroom completes the first-floor layout.

While the farmhouse requires modernising, its substantial layout and character features offer abundant potential for personalisation and sympathetic renovation.

Westgate is a welcoming Weardale village, well served by a local pub famed for its traditional meals and popular Sunday lunches—an inviting spot to meet neighbours and enjoy the community spirit. The location offers both the serenity of rural living and access to stunning walks, village amenities, and the beauty of the Weardale landscape.

An exceptional opportunity to create your dream countryside retreat awaits. Arrange a viewing to appreciate the scale, charm, and potential of this Weardale gem.

GROUND FLOOR

Breakfast room 4.523 x 3.243 (14'10" x 10'7")

Having panelling to walls, central heating radiator, uPVC double glazed door to rear.

Ground floor cloaks wc

Fitted with a wash hand basin and wc.

Kitchen 3.047 x 2.676 (9'11" x 8'9")

Fitted with a range of base units with contrasting work surfaces over, integrated electric hob only, stainless steel sink unit with mixer tap, plumbing for washing machine, Rear entrance door and uPVC double glazed window to rear.

Lounge 4.432 x 5.026 (14'6" x 16'5")

Feature stone fireplace housing open fire, central heating radiator, beams to ceiling and three upvc double glazed windows.

Dining Room 5.435 x 4.506 (17'9" x 14'9")

Having open staircase to first, feature fireplace housing open fire, central heating radiator and uPVC double glazed window to front.

FIRST FLOOR





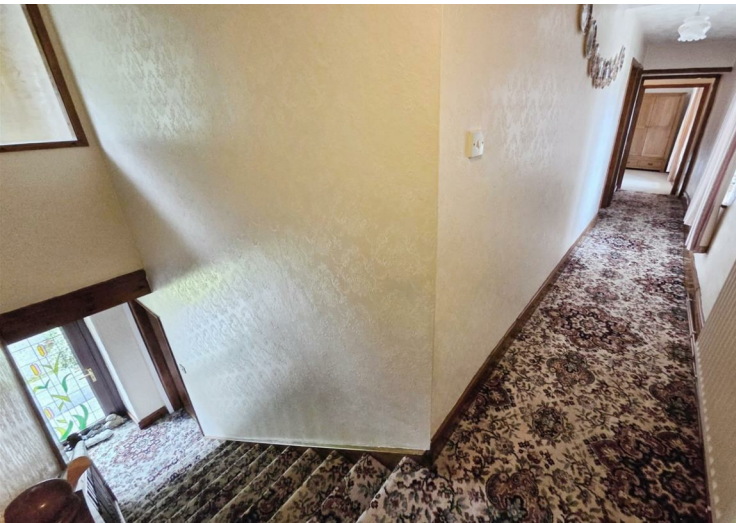
Landing

Lengthy landing area, storage cupboard, with upvc double glazed window to rear

Bedroom One 4.734 x 4.556 (15'6" x 14'11")

With central heating radiator and two upvc double glazed windows to front.





Bedroom Two 4.603 x 3.791 (15'1" x 12'5")

With central heating radiator and two uPVC double glazed windows to rear.

Bedroom Three 3.093 x 3.020 (10'1" x 9'10")

With central heating radiator and uPVC double glazed window to rear.

Bathroom/WC

Fitted with a white suite comprising of panelled bath, wc, wash hand basin, corner shower unit and central heating radiator.



Externally

An stone outhouse to the side of the property houses the oil central heating boiler and the oil tank.

To the front is a double lawned enclosed garden with stone path leading down the middle.

A old stone outhouse sits at the bottom of the garden which was previously the old outside wc. Stone steps lead down to the riverside edge .

Agents Note

The outhouse is situated to the side of the building housing the oil central heating boiler and the oil tank. there is a right of way granted by the neighbouring properties to access this.

Energy Performance certificate

To view the full Energy Performance certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2862-5500-2205-1521>

EPC Grade F

Other General Information

Tenure: Freehold

Electricity: Mains

Heating: Oil

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: We recommend speaking to your provider

Council Tax: Durham County Council, Band: C Annual price: £2,193.61 (Maximum 2024)

Energy Performance Certificate Grade F

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 chance of surface water flooding, flooding from the rivers and sea.

Conservation area: Westgate, designed 1993

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

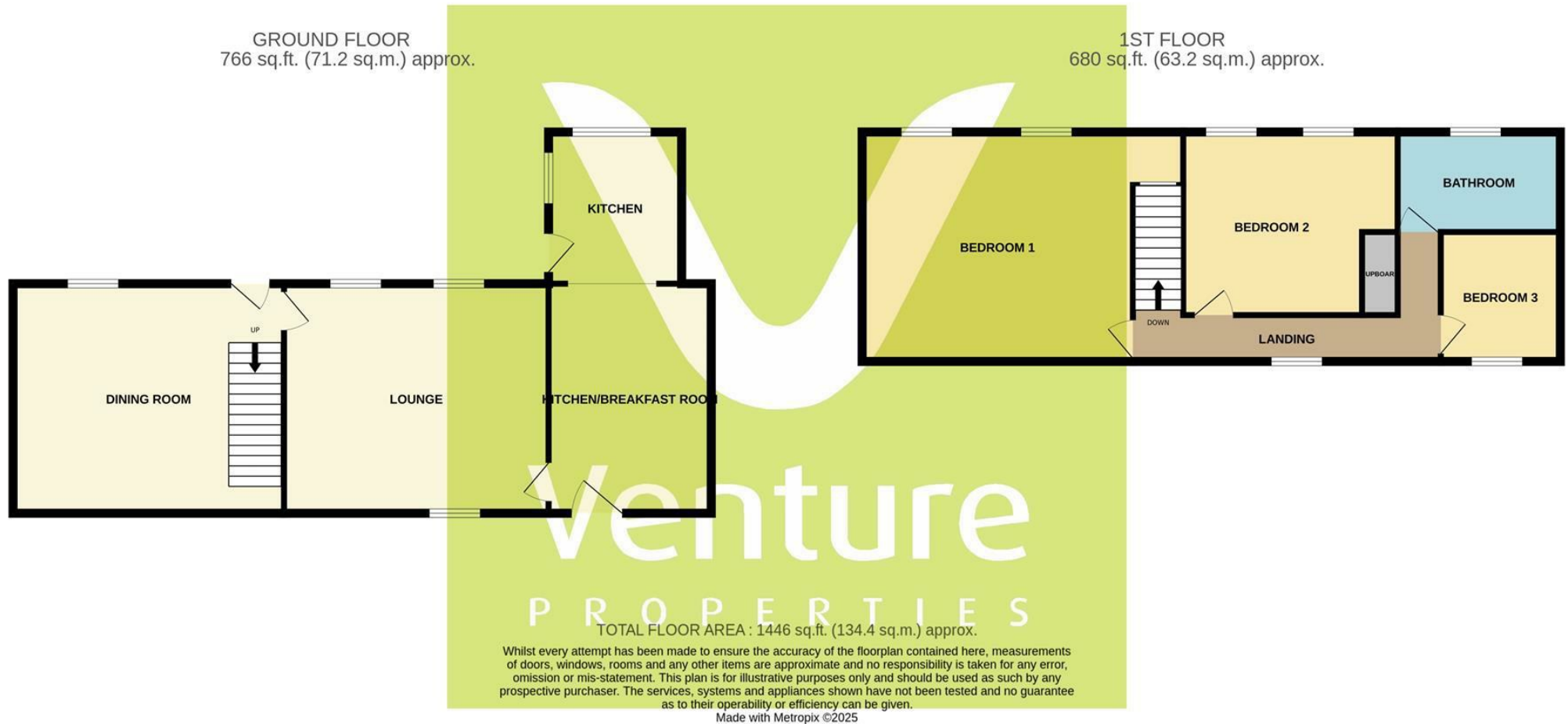
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8 Front Street | Westgate



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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