



VENTURE  
PLATINUM

Station Court | Bishop Auckland

Chain Free £330,000



This exceptional former station house presents a unique opportunity to own a slice of local history, thoughtfully renovated for modern family living. From the moment you step onto the generous drive at the front, the property's elegant period features and welcoming façade invite you inside.

This beautifully restored home opens to a wealth of character, with original details retained throughout its spacious interior. The generous lounge forms the perfect gathering space for cosy evenings, while the large kitchen and dedicated dining room offer superb proportions for entertaining or relaxed family meals. Convenience is at the heart of the ground floor, with a stylish cloakroom/WC and a practical utility room discreetly tucked away.

Spread across the home are four generously proportioned double bedrooms, promising restful nights for every family member. The master suite is complemented by a modern en suite shower room, perfectly pairing period charm with contemporary comforts. A well-appointed family bathroom serves the additional bedrooms, ensuring effortless daily routines.

At the rear, the home enjoys open views over the historic railway and the picturesque countryside beyond, providing an ever-changing backdrop of rural beauty.

Situated in the heart of Witton Park, a popular small family village, the property benefits from a thriving local community spirit. Essential amenities, including a respected local primary school, are just a short stroll away, making this home especially appealing for growing families.

This rare gem blends historic elegance with modern living in an idyllic village setting. Arrange your viewing today to experience all this unique former station house has to offer.

## GROUND FLOOR

### Entrance Hallway

Accessed via original timber double doors, feature staircase to first floor, central heating radiator.

### Ground floor Cloaks/WC

Fitted with a white suite comprising of WC, wash hand basin set to vanity unit and chrome heated towel rail.

### Lounge 5.843 x 3.856 (19'2" x 12'7")

Having 2 upvc double glazed windows to front, central heating radiator and uPVC double glazed patio doors to rear

### Kitchen/Breakfast room 5.843 x 3.699 (19'2" x 12'1")

Fitted with a range of wall and base units with contrasting work surfaces over, integrated electric oven and electric touch hob with extraction chimney over, built in fridge freezer, plumbing for washing machine, integrated dishwasher, black sink unit with mixer tap, storage cupboard housing gas boiler, central heating radiator and two upvc double glazed windows to front.

### Dining Room 4.397 x 3.607 (14'5" x 11'10")

Having central heating radiator and 2 upvc double glazed windows.

## FIRST FLOOR





### Landing

A spacious landing area having loft hatch and velux window.

### Bedroom One

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





#### En Suite Shower Room

Fitted with a walk.in shower cubicle with mains shower over, wash hand basin set to vanity unit, wc and chrome heated towel rail.

#### Bedroom Two 3.734 x 2.855 (12'3" x 9'4")

Having central heating radiator and uPVC double glazed window to front .

#### Bedroom Three 3.664 x 3.333 (12'0" x 10'11")

Having central heating radiator and velux window.

#### Bedroom Four 2.841 x 2.630 (9'3" x 8'7")

Having central heating radiator and uPVC double glazed window to rear and storage cupboard.



### Bathroom

Fitted with a lovely suite comprising of panelled bath, wc, wash hand basin set to vanity unit and chrome heated towel rail.

### Externally

Externally to the front is a front lawn with pathway leading to the front door. To the rear is an enclosed paved garden over looking the railway line.

### Agents Note

We understand from the title register that number 5 owns the driveway leading down to the main road. No 6 Station court has a right of access from their back garden through a gate and over the rear garden area of no 5 station court.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8690-7059-0422-6520-3053>

### EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We recommend speaking to your provider

Council Tax: Durham County Council, Band: D Annual price: £2,436.06 (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 the rivers and the sea.

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

### Disclaimer

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# 5 Station Court | Bishop Auckland



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