



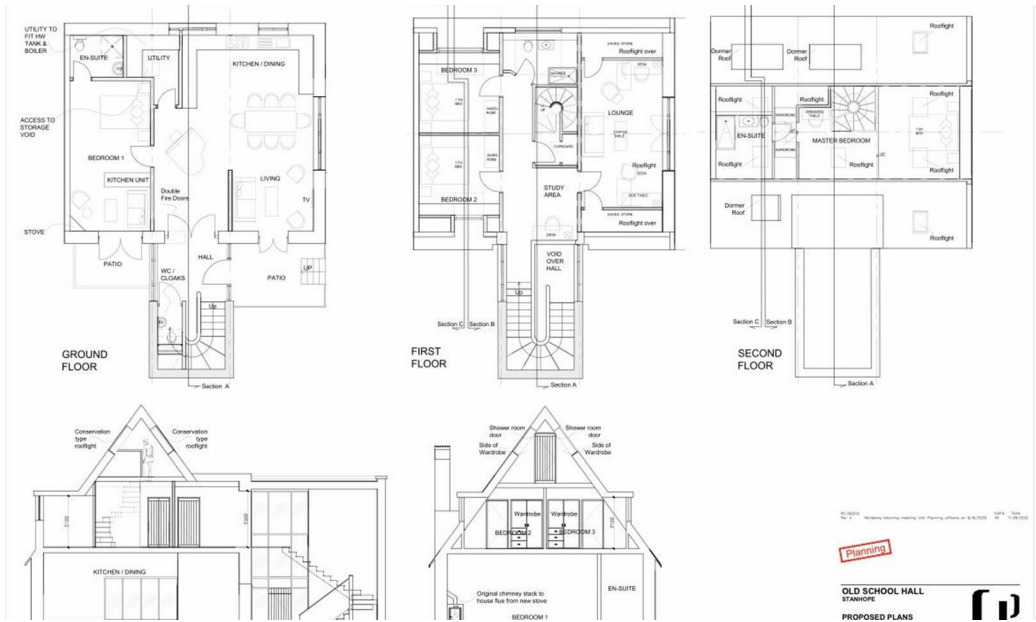
High Street

Stanhope DL13 2UR

Asking Price £290,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# High Street

## Stanhope DL13 2UR



- Renovation Project Currently Under Construction
- EPC Grade E
- Building of Historical Interest

- Former School House
- Elevated Position
- Village Location

- Planning Permission for a Four Bedroom Property
- Views Front & Rear
- Garage and Off Road Parking

A substantial property situated within an elevated position with fabulous views both front and rear. The property forms part of what was once the old School and is now one of three properties within the site now.

The current owners have started a full course of refurbishment which is currently incomplete and have had plans passed to create a stunning four bedroom home. A buyer would need to complete the works to make this into a finished property, bring it up to date and you can create the home of your dreams.

Plans and information are available via the Crook Office call 01388 741174

### Accommodation

Plans are passed for a four bedroom property. The ground floor layout comprises of: of entrance hallway, ground floor cloaks wc, and a spacious family living area. There is also a self contained apartment with bedroom, kitchenette and lounge having its own access if required. Whilst the upper floor is ready to create two bedrooms, family bathroom a study area and lounge having views to the front. An upper floor is designed to accommodate a master bedroom and en suite shower room.

### Self Contained Living Area

This room has been completed and provides a self contained area within the property where there is a bedroom area along with kitchenette and lounge complete with log burning stove and french patio doors for access.

### Externally

The property sits on a elevated position having a large front garden with wooded area to the bottom. There is a gated entrance giving a right of access via a lengthy driveway leading to a semi detached garage and storage behind. To the rear of the property is a the old school play yard which is also part used by no 14.

### Agents Note

Plans and information are available via the Crook Office call 01388 741174

Planning – Application Summary  
DM/20/01458/FPA | Two storey extension to NW elevation, roof replacement, installation of rooflights and alteration of existing doors and windows. | 15  
High Street Stanhope DL13 2UR Two Storey Extension, Loft Conversion, Internal Alterations and the Installation of a Log Burner.

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Currently classed as uninhabitable until renovations have been carried out

Mobile Signal/coverage: Currently classed as uninhabitable until renovations have been carried out  
Council Tax: Durham County Council, Band: Exempt as currently classed as uninhabitable until renovations have been carried out  
Annual price: £TBC (Maximum 2025)

Energy Performance Certificate Grade E

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.

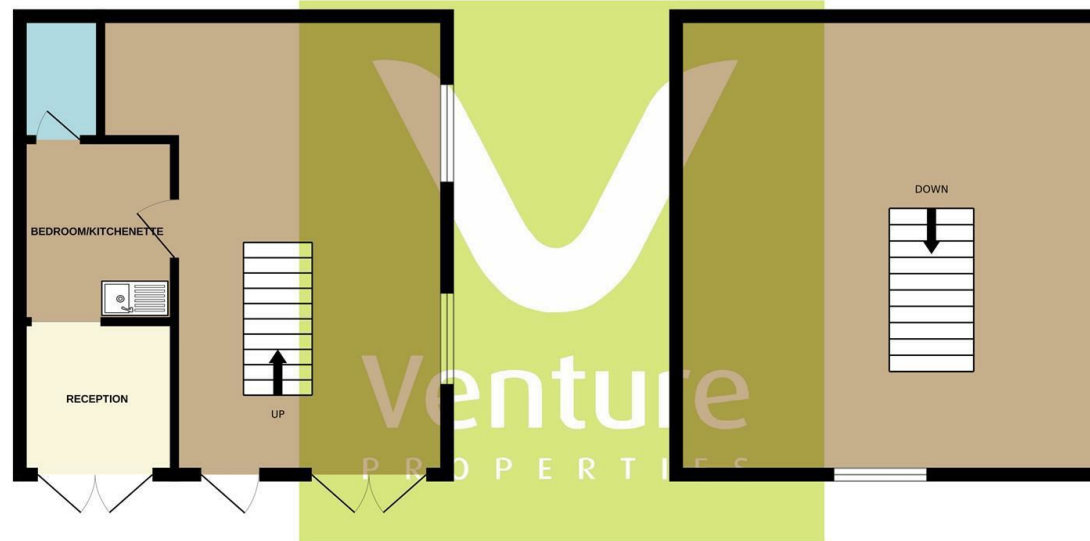
Conservation Area & Designated date: Stanhope, Designated 1972, Amended 1989

### Disclaimer

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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 mis-statement. This plan is for illustrative purposes only and should be used 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

Tenure - Freehold

Council Tax Band - TBC (currently exempt as uninhabitable)

**01388 741174**

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