



VENTURE  
PLATINUM



Longdale Grove | St. Johns Chapel  
Chain Free £450,000



UNDER CONSTRUCTION. The images and details are a representation.

Pleasantly located on this SMALL EXCLUSIVE NEW BUILD DEVELOPMENT along with three other dwellings. Plot 3 is a stunning example of a LOVELY FIVE BEDROOM detached family residence. The traditional exterior of this substantial 5 bedroom detached home conceals a very generous contemporary interior providing modern living space throughout. The properties have plenty of parking per plot and a large garage.

St Johns chapel is situated in the North Pennines Area of Outstanding Natural Beauty having Pubs, a café, local shops and hosts many different community events such as shows, art exhibitions ect. There are choices of schools both primary and secondary and a local bus company serves the area. The property is on the A689 where you can travel to all major towns and cities including Hexham, Carlisle, Newcastle, Durham and Darlington, all in around an hour. Stanhope Town is approx. 10 miles away and has a larger array of shops.

GROUND FLOOR

Entrance Hallway

Living Room 4 x 4.9 (13'1" x 16'0")

Kitchen & Family Dining Room 9.5 x 4 (31'2" x 13'1")

Study 3 x 3.2 (9'10" x 10'5")

Utility Room 2.1 x 1.7 (6'10" x 5'6")

FIRST FLOOR

Bedroom One 4 x 4.5 (13'1" x 14'9")

En Suite

Bedroom Two 3.4 x 3.2 (11'1" x 10'5")

Bedroom Three 4 x 3.4 (13'1" x 11'1")

Bedroom Four 3.4 x 3.2 (11'1" x 10'5")

Bathroom

Second Floor

Bedroom Five 4.1 x 4 (13'5" x 13'1")



Ground Floor



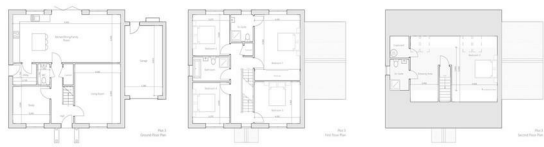
First Floor



Second Floor



Land East of Longdale Grove, St Johns Chapel - Plot 3



#### **Internal Notes**

Underfloor heating throughout.

Double glazed UPVC casement windows and composite doors.

Possibility of choosing kitchen units and sanitary ware.

Large open plan living/dining/family area with bifold doors leading into the garden.

Separate lounge and study to ground floor.

5 double bedrooms, 2 with en suites.

Family bathroom with separate bath and shower.

Storage cupboard on every floor.



#### External Notes

Stone face detached property.  
Off street parking plus garage to front.  
Covered porch over entrance.  
South facing garden to rear.  
Paved Patio Area.  
Fully turfed garden.  
External lights.  
External water tap.  
Electric vehicle charging point

#### AGENTS NOTE

The houses are connected to the mains sewerage system, there are no land charges, the central heating will be air source heat pump (very energy efficient) there will be a 10 year build warranty certificate with each house.

Please note: there is a non refundable £1000 reservation fee to pay

Planning Application Number DM/15/00486/FPA

#### Agents Note

Please note, this property will be built with a timber frame with stone exterior. Solar panels can be installed but this will be at an extra cost to the buyer, they are not included in the advertised selling price.

#### Other General Information

Tenure: Freehold  
Gas and Electricity: Mains (the central heating will be air source heat pump)  
Sewerage and water: Mains  
Broadband: TBC - New build  
Mobile Signal/coverage: TBC - New build  
Council Tax: Durham County Council, Band: TBC - New build Annual price: £TBC - New build (Maximum 2024)  
Energy Performance Certificate Grade TBC - New build  
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: TBC - New build  
Conservation Area & Designated date (If applicable): St Johns Chapel Designated 1993  
Property Construction: A timber frame with stone exterior

#### 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.





# 27 Longdale Grove | St. Johns Chapel



Ground Floor



First Floor



Second Floor

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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