



50 Brandon Village, County Durham, DH7 8SU
Guide Price £260,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

50 Brandon Village is a well-presented family home with character and charm throughout. The property boasts open plan ground floor living accommodation and a large rear garden.

- Mid terrace stone built property
 - Four bedrooms
- Gardens to front and rear
 - Separate garage
- Early viewing recommended
- Energy performance rating C 76



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LOCATION

Brandon Village is an attractive and tranquil village within a conservation area of County Durham, supporting a popular local pub, community garden, village green and an active resident's association, hosting a wide range of village events throughout the year. This stone built terraced property (dating back to c1850) has been substantially renovated and extended into to a family home by the current occupiers, whilst maintaining many original features. The front of the property looks out onto a meadow used for grazing sheep, and the to the rear the aspect is open, with stunning views over Durham City and the Cathedral. The larger villages of Meadowfield, Brandon and Langley Moor are close by with schooling, shopping and recreational facilities available, and more extensive amenities can be found in Durham City which is only 3 miles away.

For the commuter, the A1(M) is 15 minutes away with both Durham and Newcastle have east coast main line train stations with direct links to both London and Edinburgh. International airports can be found

at Newcastle and Teesside.

what3words ///spider.across.polygraph

DESCRIPTION

The front door opens to the spacious living room, boasting an open fireplace with log burning stove sat upon a tiled hearth with an oak beam mantelpiece, reclaimed hardwood parquet flooring, and a large window to the front of the property with exposed beam detailing and views of the front garden and farmland.

The room flows through to the kitchen which has a range cooker with windows and roof lights to the rear which flood the room with natural light. There are a range of bespoke kitchen units made from reclaimed timber, with patterned tile splash backs, a Belfast sink and space for a dishwasher. The kitchen is floored with large natural limestone tiles, which benefits from underfloor heating.

From the kitchen a door opens to the utility room with units and plumbing for a washing machine and tumble dryer. There is a separate WC and wash

hand basin at the end of the utility room, which also has a storage cupboard with underfloor heating controls for the kitchen and utility. A door from the utility provides access to the rear.

Stairs rise from the living room to the first floor. To the front of the property lies the main bedroom along with the smallest of the four bedrooms, both have the original exposed beams above the windows. The main bedroom also has a working cast iron fireplace. To the rear are two further bedrooms, both having large windows keeping the light and airy feel continuing through the home. The family bathroom lies in the center of the first floor and comprises a roll-top bath, separate double shower, WC and wash hand basin, with a roof window providing natural light to the room.

Externally, to the front of the property there is a small walled front garden with beech hedge, lawned area and rose beds, whilst to the rear there is a paved courtyard and over the private rear lane, a separate large garage and parking space for a second vehicle. An archway to the side of the garage leads to a long garden with a garden shed, and a



large lawn with two mature apple trees, leading up to a pergola seating/dining area covered with climbing roses. Beyond the pergola is a cottage garden with parterre box hedging currently used for growing flowers or garden produce, and the garden ends with a further seating/BBQ area, perfect for enjoying the garden in summer.

SERVICES

The property is served by mains water, electricity and drainage and has mains gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band C.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 76.

MATERIAL INFORMATION

It is understood that the property has access to a full fibre broadband connection and has good mobile phone signal in this area.

COSTS

Each party is to bear their own costs.



MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council



www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – April 2024
Photographs taken – April 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.



Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

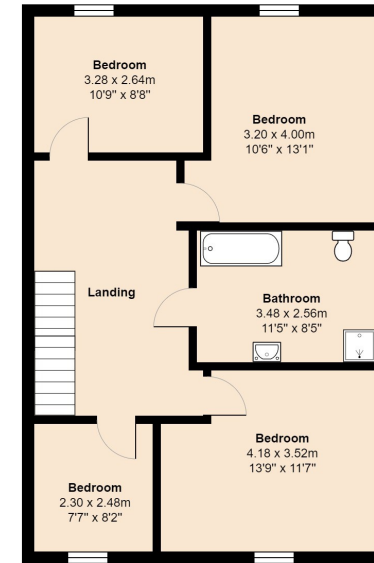
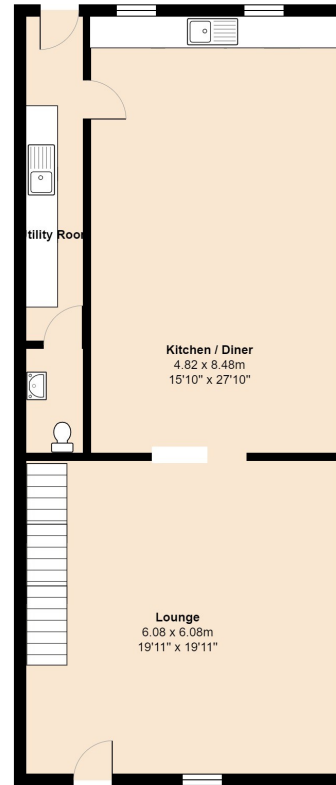
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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