



Weather Hill House, Crook, County Durham, DL15 9AS  
Offers Over £400,000

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

Weather Hill House offers an exciting opportunity to acquire a private and secluded three-bedroom property along with adjoining barns that would lend themselves to possible residential conversion subject to obtaining the necessary consents. In all the site extends to approximately 9.84 acres (3.98 hectares) comprising of mature woodland and grassland.

- Three bedroom stone built property
  - Adjoining stone barns
- Potential residential development opportunity
- Grassland extending to 3.92 acres (1.58 hectares)
- Woodland extending to 5.21 acres (2.11 hectares)
  - Far reaching countryside views
  - Energy Performance Rating G 1

## LOCATION

Weather Hill House lies on the outskirts of Brancepeth, a picturesque village boasting a castle dating back to the Saxon period, village church and village hall, and a 18 hole golf course.

For a wider range of amenities Durham City is approximately 5 minutes away. For the commuter, the A1(M) is less than 10 miles away with Durham having an east coast main line train station with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

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## DESCRIPTION

Weather Hill House is accessed from Wolsingham Road and down a track through Weather Hill Wood and Caliph's Wood. The property is south facing and has an elevated position lying next to Weather Hill Wood. It comprises two reception rooms to the front elevation with a kitchen and bathroom lying to the rear, whilst to the first floor there are three good-



sized bedrooms with eaves storage space on the landing. The property has a south facing garden. The property and outside space do require renovation and the adjoining barns, subject to the necessary planning consents, would lend themselves to residential conversion creating a quaint residential complex on the edge of Weather Hill Wood.

The property extends to 9.84 acres (3.98 hectares) comprising 5.21 acres (2.11 hectares) of mature woodland and 3.92 acres (1.58 hectares) of grassland and has a public right of way that leads to the property via the track through the woods and then runs diagonally over the field parcel to the front of the property and is indicated on the enclosed plan.

## SERVICES

The property is served by mains electricity and water, and we understand that there is drainage to a septic tank.

## COUNCIL TAX BAND

Durham County Council Tax Band F.



## ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating G 1.

## TITLE

It is confirmed that the property is held on two different titles.

## ACCESS

The property is accessed from Wolsingham Road through woodland owned by a third party. We understand that the previous owners of Weather Hill House were granted a right of way to the property since at least 1978.

## METHOD OF SALE

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

## TENURE

We understand that the property is held freehold with vacant possession upon completion.



## MATERIAL INFORMATION

It is understood that the area the property is situated in has access to a standard broadband connection. There is good outdoor mobile phone signal whilst there is limited indoor mobile phone signal at the property. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a low risk of flooding from surface water, and a very low risk from rivers and sea.

## 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.



## COSTS

Each party is to bear their own costs.

## 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](http://www.durham.gov.uk)  
03000 26 0000

## NOTES

Particulars prepared – May 2025  
Photographs taken – March/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.

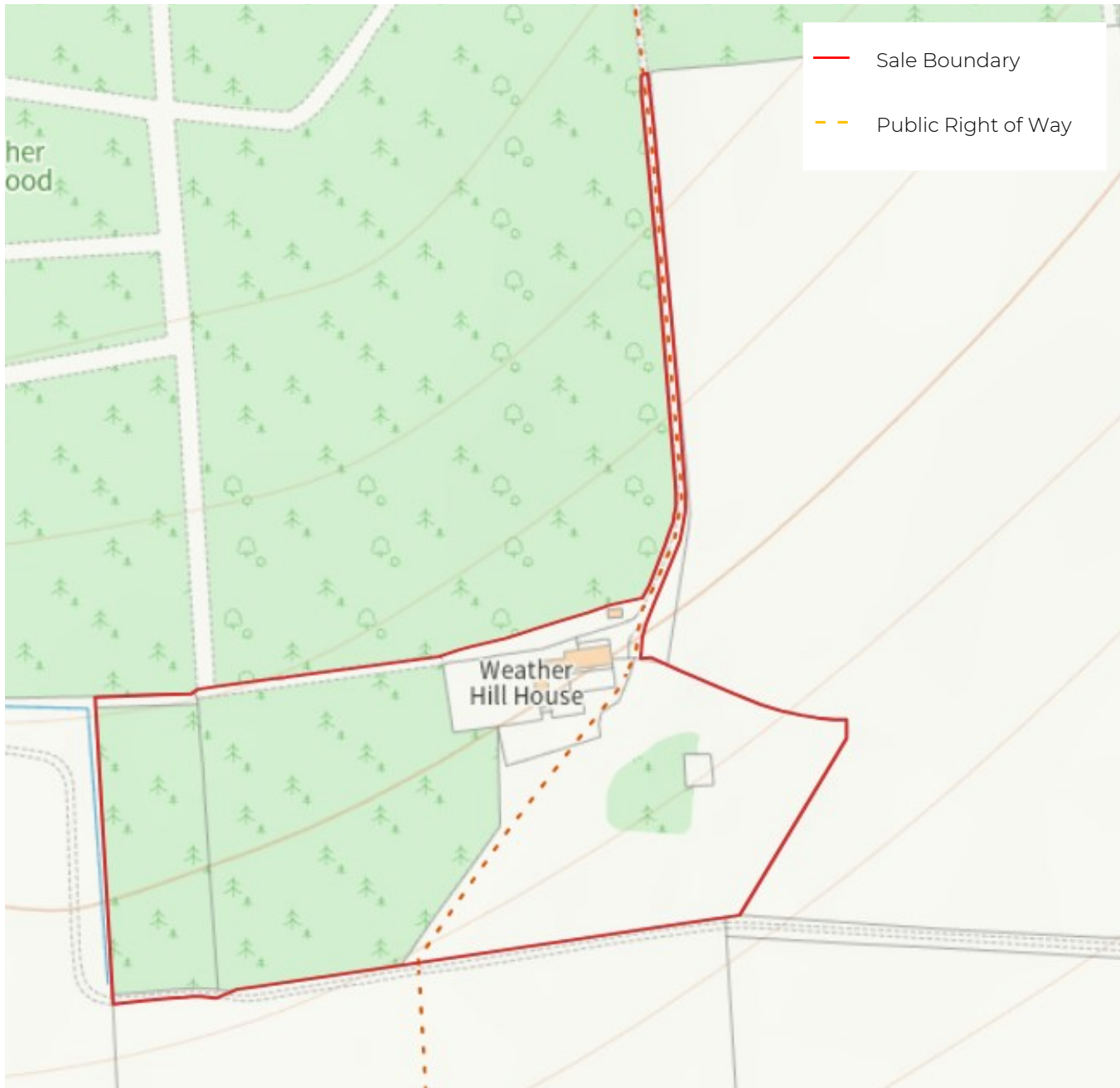
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

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 or 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.





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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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