



North Roddymoor Farm | Billy Row, Crook
Offers Over £350,000



Located in the charming village of Billy Row, Crook, this stunning stone-built home offers a perfect blend of modern luxury and traditional character. With panoramic views of the surrounding countryside, this property is a true gem for those seeking a tranquil lifestyle.

The house boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The bespoke fitted kitchen which was constructed by Staples Woodcraft, its a chef's dream, designed with both style and functionality in mind, making it the ideal space for preparing delightful meals.

With four well-proportioned bedrooms, this home is perfect for families or those who enjoy having guests. Complemented by a own well-appointed bathroom and en-suite serving the master bedroom and second bedroom, thus ensuring comfort and privacy for everyone.

The picturesque countryside location enhances the appeal of this property, offering a serene environment while still being conveniently close to local amenities. This home is not just a place to live; it is a lifestyle choice that promises peace, beauty, and comfort.

If you are looking for a property that combines elegance with practicality, this stunning home The Farmhouse is a must-see.

Ground Floor

Covered Porch Canopy

Tiled roof and oak beams, covering the front door

Entrance Porch

Oak timber double doors, UPVC double glazed windows, slate flooring, central heating radiator. Open through to

Entrance Hallway

Slate floor and staircase to the first floor

Sitting Room 6.83m x 5.41m (22'05 x 17'09)

Feature timber mantle, inset multi fuel stove, granite hearth, oak flooring, tv point, wall light points, two central heating radiators. UPVC double glazed window to the front elevation

Kitchen 3.71m x 3.71m (12'02 x 12'02)

Extensively fitted with a Staples Woodcraft Bespoke farmhouse style kitchen including wall and base units, granite and oak timber work surfaces, inset butler sink unit and mixer tap, UPVC double glazed window to the rear elevation, larder cupboard, slate floor, fitted electric Aga for cooking.

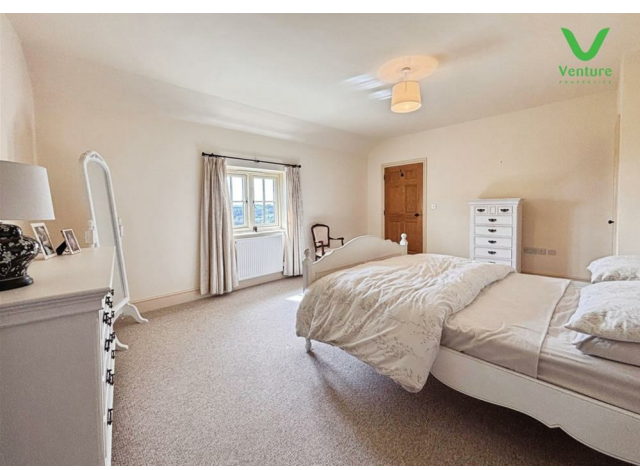
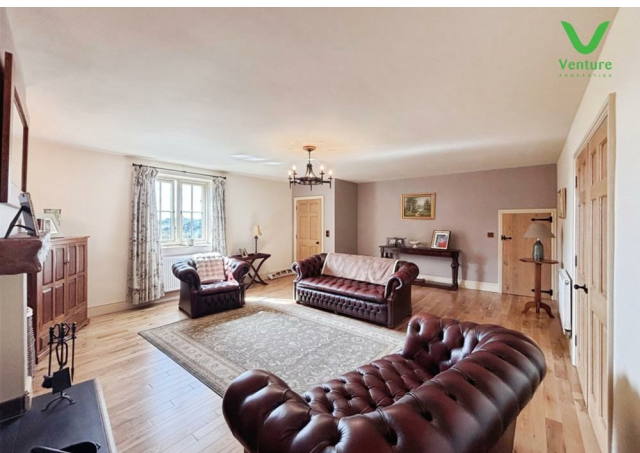
Utility Room 2.44m x 1.65m (8' x 5'05)

With a range of base units, inset butler sink unit and mixer tap over, UPVC double glazed window, slate floor, central heating radiator, wall mounted gas boiler, plumbing and space for washing machine. Access to:

Cloakroom/WC

Wc, wash hand basin, central heating radiator, slate floor, UPVC double glazed window





Dining Room 5.33m x 3.94m (17'06 x 12'11)

UPVC double glazed window, double central heating radiator and oak flooring

Lounge 5.41m x 4.19m (17'09 x 13'09)

Oak flooring,, feature multi fuel stove, UPVC double glazed window and double central heating radiator. Open through to:

First Floor





Landing

A lovely galleried landing with spindle balustrade, UPVC double glazed window, central heating radiator and loft access which we have been advised is partially boarded.

Bedroom One 5.41m x 4.19m (17'09 x 13'09)

UPVC double glazed window, central heating radiator. Large walk in fitted wardrobe

En-Suite/WC

With a large walk in shower with mains shower being tiled, pedestal wash hand basin, wc, tiled floor, heated towel rail, velux window light and UPVC double glazed window

Bedroom Two

UPVC double glazed window, central heating radiator. Large walk in fitted wardrobe



En-Suite/WC

Walk in shower being tiled with mains shower, pedestal wash hand basin, wc, heated towel rail fitted wall mirror, velux window light

Bedroom Three 5.51m x 3.61m (18'01 x 11'10)

UPVC double glazed dormer window with window seat, wall light points, central heating radiator

Bedroom Four 4.39m x 3.63m (14'05 x 11'11)

UPVC double glazed dormer window with window seat, wall light points, central heating radiator

Bathroom/WC

Extensively fitted with a white free standing clawfoot bath, wc, pedestal wash hand basin, panelling to half height, cast radiator, tiled floor and opaque UPVC double glazed window

Exterior

Immediately to the front of the property there is a large paved patio area, providing ample seating. There is also a lawned garden. Also to the front of the property there is off street car parking for two vehicles as well as a single garage



Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/2081-8198-1070-3207-9275>

Grade C

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 local network provider

Council Tax: Durham County Council, Band: D Annual price: £ 2,499.97 (Maximum 2026)

Energy Performance Certificate Grade: C

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 ground water flooding. Very low risk of flooding from seas and rivers



Disclaimer

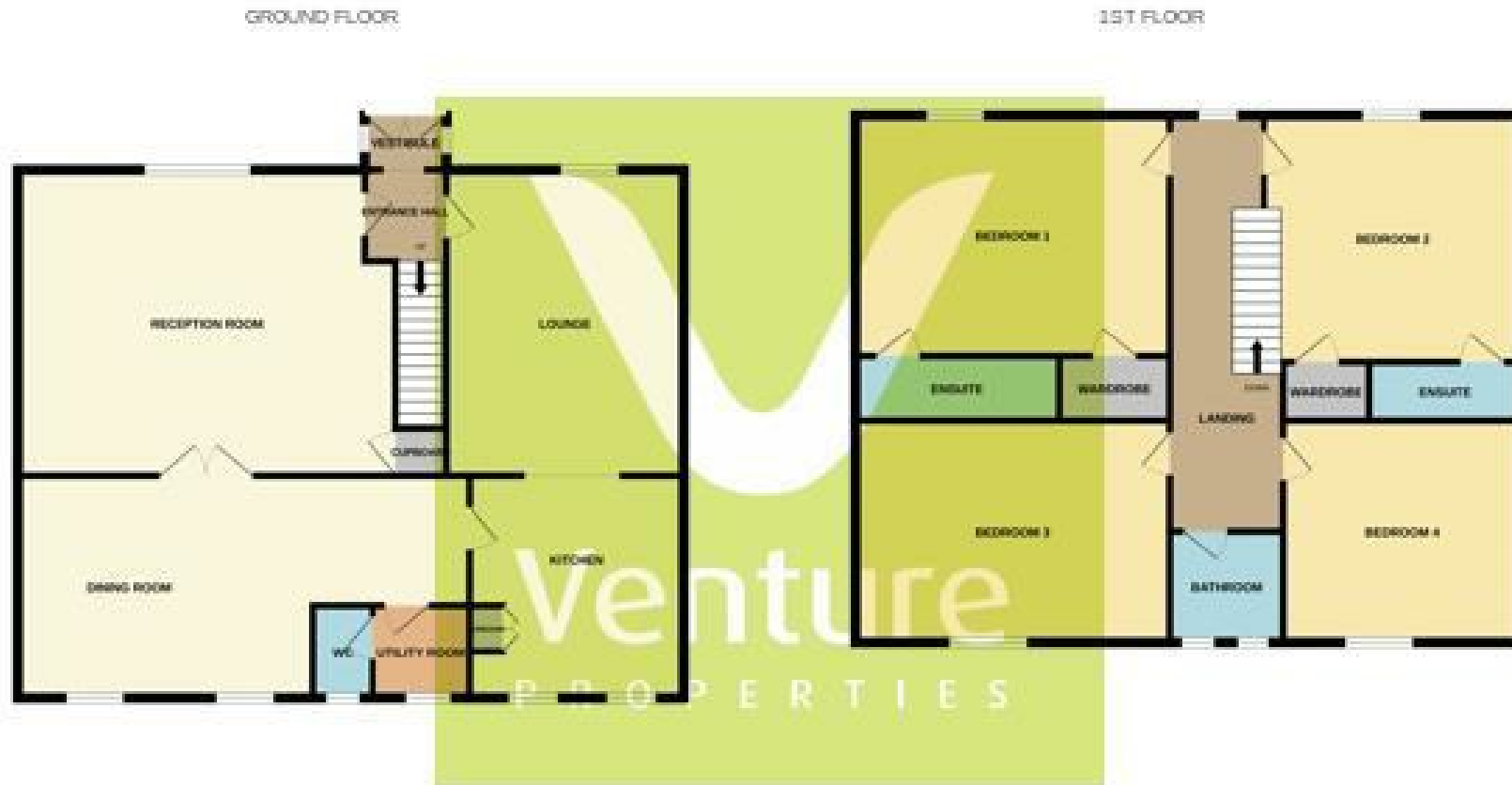
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





2A North Roddymoor Farm | Billy Row, Crook



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should not be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10028

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.