



**Zetland House, Woodland**

**Bishop Auckland**

**Guide Price £275,000**

# Zetland House

Woodland, Bishop Auckland

An elegant, double-fronted terraced residence offering three well-proportioned double bedrooms, spacious living accommodation and an array of attractive period features. Enjoying delightful countryside views, the property also benefits from a side garden, garage and a range of useful outbuildings, making it a distinctive home full of character and charm.

what3words ///weeknight.listen.trending

- Double-fronted family home
- Three double bedrooms
- Family bathroom and ground-floor shower room
- Spacious and versatile accommodation
- Characterful period features
- Far reaching countryside views
- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: E





### Porch

5' 3" x 4' 6" (1.61m x 1.38m)

Entering through the front door, the enclosed porch provides a useful entrance space, with a flagstone floor and a further door leading through to the hallway.

### Dining Room

11' 7" x 9' 6" (3.52m x 2.90m)

The dining room is situated to the front of the property and features a fireplace with a stone surround and open fire, complemented by useful alcove storage.

### Hallway

11' 3" x 5' 4" (3.42m x 1.62m)

### Living Room

13' 3" x 11' 10" (4.05m x 3.60m)

The living room is a welcoming space, featuring a bay window, a characterful stone fireplace with an open fire, and attractive parquet-effect vinyl flooring.

### Kitchen

14' 3" x 13' 8" (4.34m x 4.16m)

The kitchen benefits from dual-aspect windows, stone flagged flooring and a log burner, creating a characterful and practical space. A useful understairs storage cupboard provides additional storage, while doors lead through to the back kitchen and ground floor shower room.

### Ground Floor Shower Room

6' 9" x 2' 11" (2.05m x 0.89m)

The ground floor shower room is fitted with a shower cubicle with an electric shower, WC and wall-mounted wash basin, complemented by practical PVC wall panelling.





### Back Kitchen

13' 1" x 12' 4" (3.99m x 3.75m)

Featuring an original cooking range, Belfast sinks and space for kitchen appliances. Further features include stone flagged flooring, a boarded ceiling with drying rails and a rear-facing window with a marble sill. A door provides access to the rear yard.

### Landing

The landing is enhanced by an attractive stained-glass window, with doors leading to the first-floor accommodation.

### Bedroom 1

13' 1" x 11' 9" (4.00m x 3.58m)

A double bedroom enjoying far reaching views across the open countryside.

### Bedroom 2

13' 11" x 13' 3" (4.23m x 4.03m)

A double bedroom featuring a cast iron fireplace and ample shelving. A window to the front elevation enjoys far reaching views across the surrounding countryside.

### Bedroom 3

13' 7" x 12' 2" (4.14m x 3.70m)

A double bedroom featuring two windows to the rear elevation and built-in wardrobes. A step down leads to an adjoining storage room, offering excellent potential for use as a dressing room or en-suite, subject to any necessary consents.

### Bathroom

8' 10" x 6' 9" (2.69m x 2.06m)

The family bathroom is fitted with a panelled bath, pedestal wash basin and WC. Further features include an airing cupboard, fully tiled walls and an obscured glass window.





### Front Garden

To the front of the property is a forecourt with access to a side garden.

### Rear Garden

To the rear, a yard houses an oil tank and several useful outbuildings, including an outside WC fitted with a WC, wash basin, radiator and plumbing for a washing machine. There is also a good sized store with a Belfast sink, two windows and a door providing access to the yard, together with a garden store and coal house.

### Garage

To the side of the property, a driveway leads to a single garage with an adjoining lean-to store, currently used as a greenhouse.

### Services

The property has mains electricity, water and drainage and has oil central heating.

### Material Information

The property does not have a broadband connection. There is mobile phone signal across most networks. We understand that there is broadband to Woodland available for connection. We would advise prospective purchasers to verify this information independently.



## Viewings

To arrange a viewing, please contact the office on 01833 908087.

## Particulars Notes

Particulars and photos are dated October 2026.

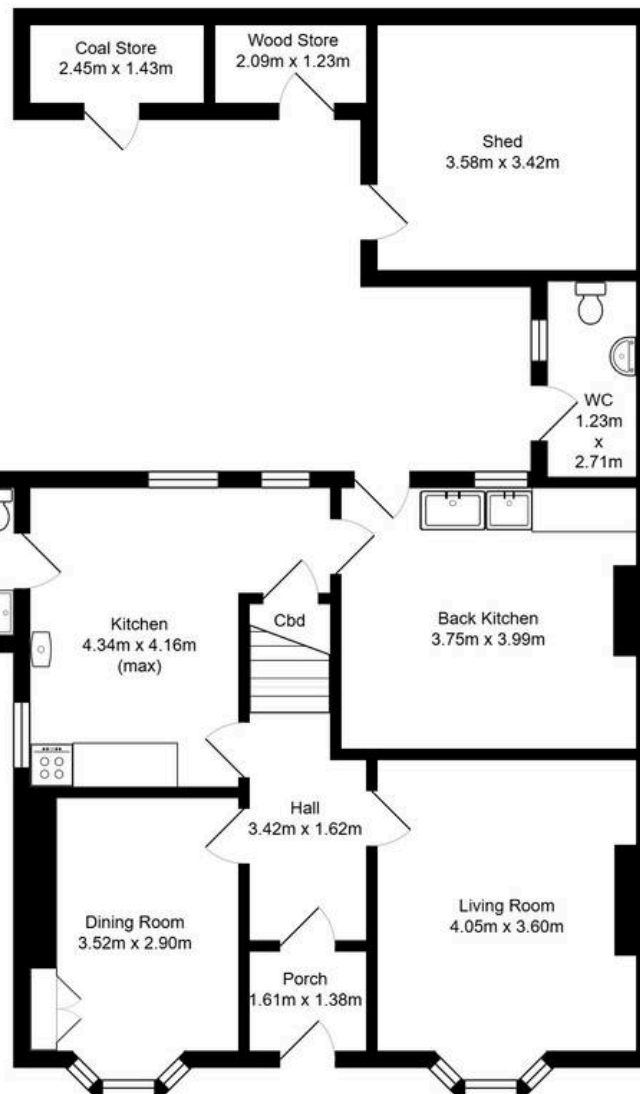
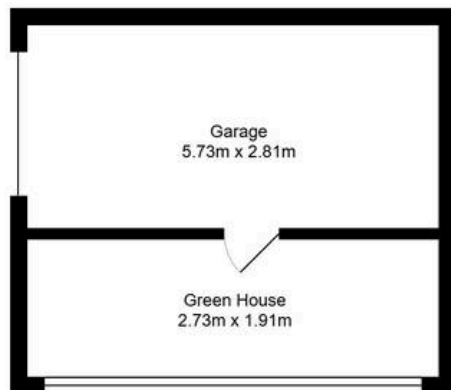
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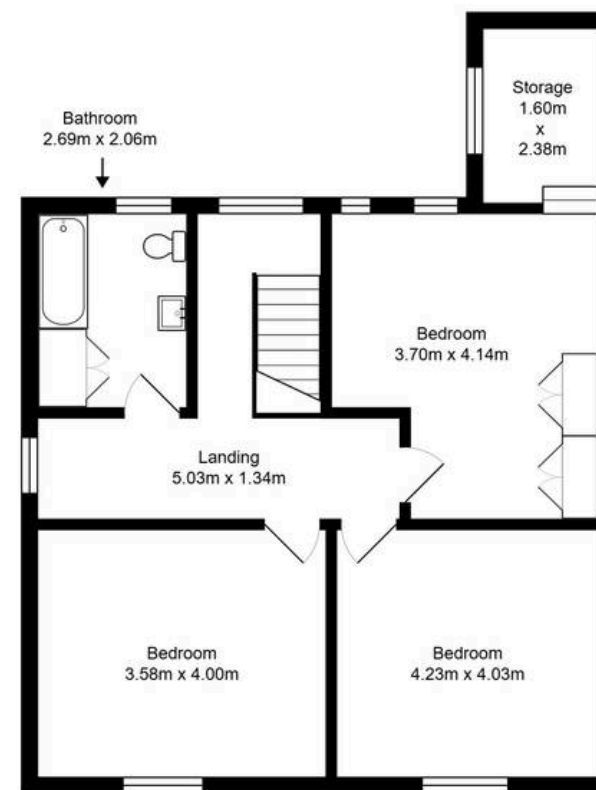
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Ground Floor



First Floor



All measurements are approximate and for display purposes only.



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