



58 BOLAMS BUILDINGS, TANTOBIE,
STANLEY, DURHAM, DH9 9SD



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Tantobie, Stanley, Durham, DH9 9SD

Situated within a small hamlet and enjoying beautiful countryside views, this substantial five-bedroom family home offers spacious and versatile accommodation arranged over three floors, complemented by generous wrap-around gardens, ample parking, and excellent potential for multi-generational living or additional income.

- Versatile five bedroom semi-detached house
- Spacious and well-presented accommodation
- Ample parking
- Generous gardens
- Outbuilding with planning permission for conversion into residential dwelling
- EPC rating F

ASKING PRICE £550,000

GET IN TOUCH

youngsrps, Myenza Building, Priestpopple, Hexham, NE46 1PS

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DESCRIPTION

The property is approached via a driveway providing parking for multiple vehicles and an enclosed paved front garden, with steps leading to the main entrance. Upon entering, a welcoming entrance hall provides access to the principal reception areas and benefits from a convenient cloakroom/WC. The spacious living room offers an excellent setting for both relaxation and entertaining, while the impressive open-plan kitchen and dining room forms the heart of the home. Designed with modern family living in mind, this sociable space flows seamlessly into the adjoining family room, creating an ideal environment for everyday life and gatherings alike. A separate utility room provides additional storage and workspace, together with its own external access.

The first floor comprises four well-proportioned bedrooms, offering flexibility for growing families or those working from home. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom accessed from the central landing.

Occupying the second floor is a further generous bedroom, providing a versatile space that could be utilised as a principal suite, guest accommodation, teenager's retreat, or home office. This floor also benefits from a separate WC and a substantial storage area.

Externally, the property is surrounded by attractive wrap-around gardens which enjoy multiple aspects and make the most of the delightful rural setting. The gardens include patio seating areas, spacious lawns, mature planting, a pond, and a storage shed, providing a wonderful outdoor space for both relaxation and recreation.

A particular feature of the property is the detached outbuilding located to the rear, which benefits from planning permission for conversion into a self-contained annexe. This presents an exciting opportunity to create independent accommodation for multi-generational living, guest use, or a potential income-generating space. The outbuilding also benefits from its own separate driveway and parking area. In addition, a further detached outbuilding, currently utilised as a home gym, offers a versatile space suitable for a variety of uses.

Combining generous living accommodation, extensive outdoor space, countryside views, and excellent future potential, this is a superb family home in a sought-after rural setting.

LOCATION

Tantobie is a popular village in County Durham, located close to Stanley and offering excellent access to Durham, Newcastle, and the A1(M). The village provides a range of local amenities, schools, and transport links, while surrounding countryside offers attractive walking routes and scenic views. Combining a strong community atmosphere with convenient commuter connections, Tantobie is a desirable location for a wide range of buyers.

SERVICES

Mains electricity, gas, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Durham County Council tax band A.

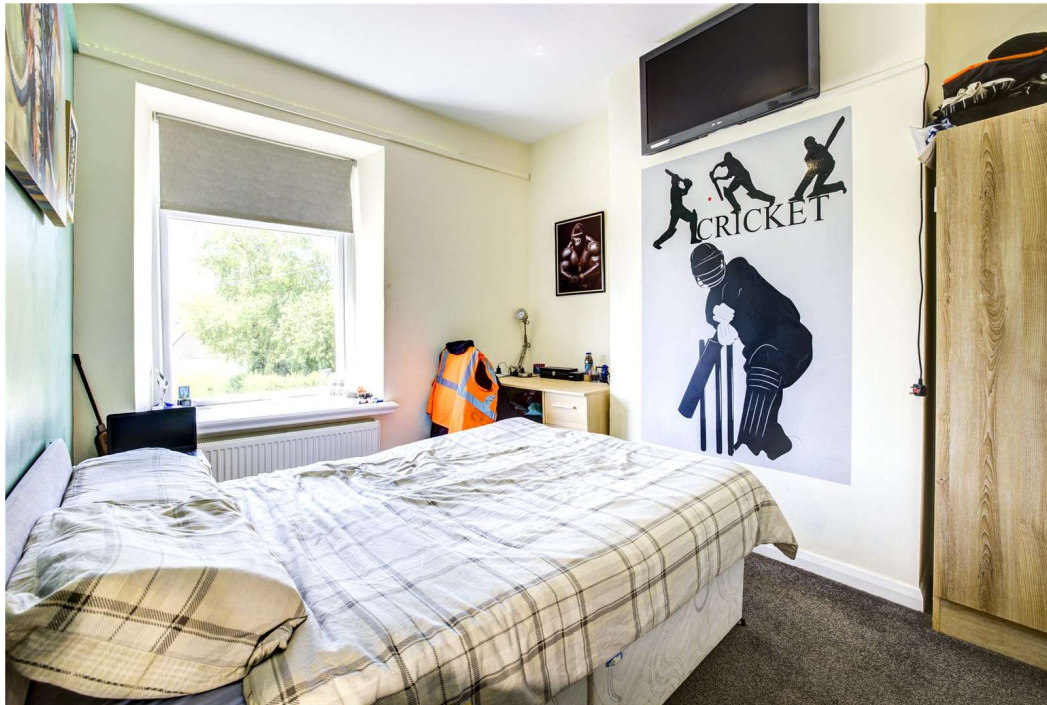
PLANNING PERMISSION

Planning permission has been granted for the conversion of the existing detached outbuilding to a detached annexe.

Durham County Council ref: DM/25/01216/FPA







REFERRALS

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.

FREE MARKET APPRAISAL

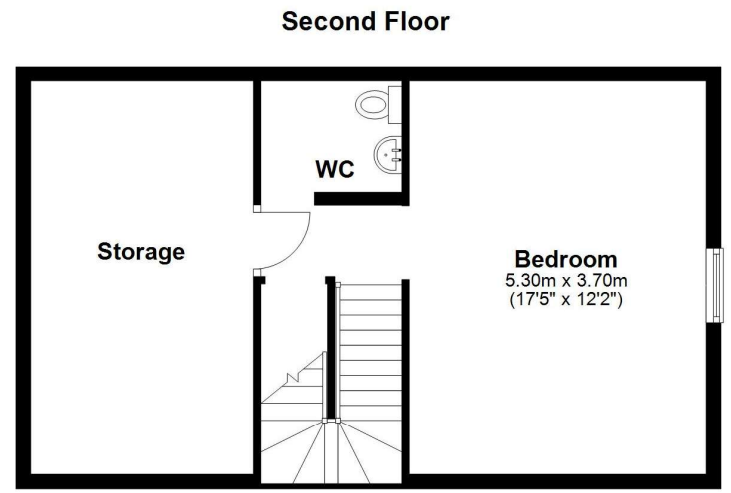
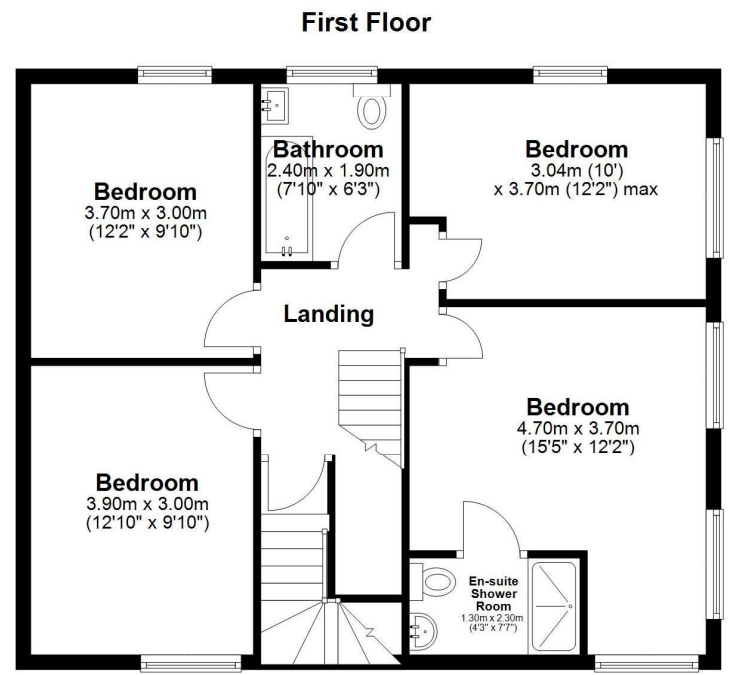
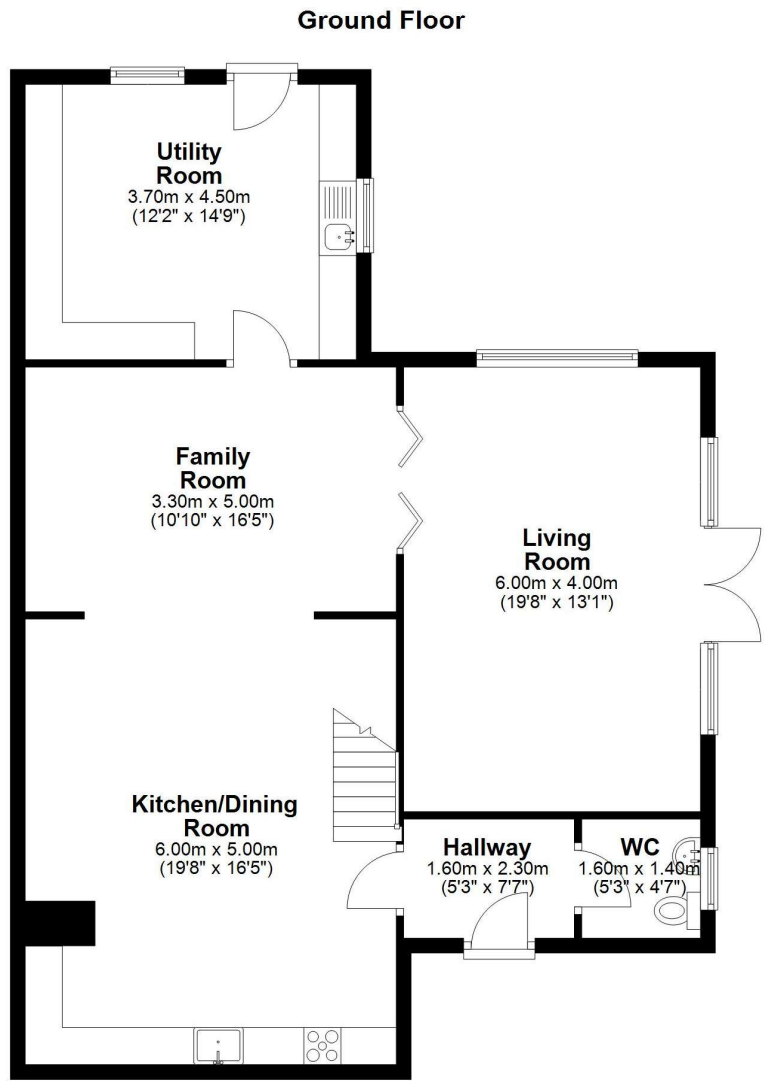
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.











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