Well House, Well Bank, Aycliffe Village, DL5 6LT

Offers in the region of £385,000

estates
'The Art of Property'

Well House, Well Bank, Aycliffe Village, DL5 6LT
Offers in the region of £385,000
Council Tax Band: D

Dating back to 1740, 'Well House' is a beautifully presented and significantly enhanced detached family home, occupying one of the most enviable positions within this highly sought-after village.

Nestled beside the River Skerne, the property enjoys peaceful waterside views and an abundance of wildlife from multiple aspects, while to the front there is a charming outlook towards the village green, a setting that perfectly balances tranquillity and community charm.

Originally built as a four-bedroom home, the current owners have thoughtfully reconfigured and improved the property to an exceptional standard, creating stylish and versatile accommodation suited to modern family living.
The front garden is a great place to relax and unwind during those warmer months, along with parking for two vehicles.

A bespoke statement front door offers a warm welcome and invites you inside, as exposed wood flooring flows from the cosy lounge, into a separate dining room, where delightful river views create a wonderful entertaining space. An open spindle staircase rises to the first floor, enhancing the sense of light and character. The kitchen breakfast room is beautifully appointed with a superb range of units and a striking powder-blue Smeg gas range cooker, complemented by a custom splashback. A practical rear lobby/boot room leads to a utility room and ground floor WC. A versatile additional garden room has also been created, currently used as a private sitting room/large office, featuring French doors opening onto the garden, ideal for those working from home.

To the first floor the impressive principal bedroom (formerly two rooms) offers generous proportions, fitted wardrobes and captivating river views. Two further double bedrooms enjoy front aspects, with the second benefitting from an en-suite, while a luxurious vintage-style refitted family bathroom completes the accommodation.

A rare opportunity to acquire a historic riverside home in one of Aycliffe Village's most desirable settings.

Please note:
Council tax Band - D
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only
The property is within close proximity to the East Coast Main Line railway
uPVC Double Glazed Windows
Gas Central Heating via a 'Combi' boiler

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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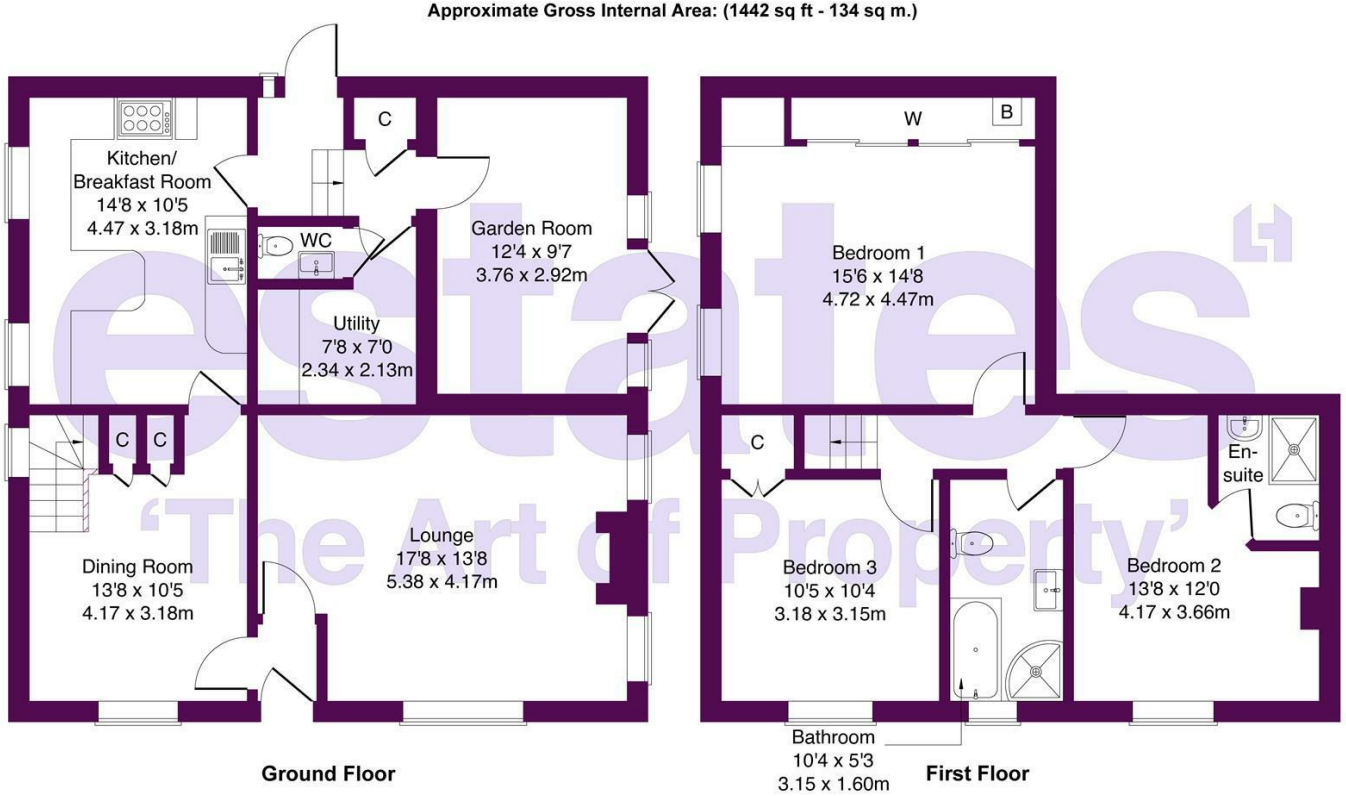
Approximate Gross Internal Area: (1442 sq ft - 134 sq m.)



Not to Scale. Produced by The Plan Portal 2026

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