

WINDMILL COTTAGE

COTHERSTONE, BARNARD CASTLE
COUNTY DURHAM, DL12 9PQ

GFW.

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APPROXIMATE MILEAGES

Barnard Castle 4 miles - Bishop Auckland 19 miles - Darlington 20 miles

PROPERTY SUMMARY

A spacious four bedroom detached dormer bungalow occupying a pleasant position within a desirable village location. In need of some cosmetic refurbishment, the property would ideally suit a variety of purchasers.

OFFERS OVER £300,000





0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk

The Area

Cotherstone is a sought after village within the heart of Teesdale supporting a traditional range of amenities. The village is surrounded by delightful open countryside with many walks and renowned beauty spots being close at hand and the village has an active community and is well supported with a school and two public houses.

Barnard Castle, an historic market town, is just 4 miles away and provides a range of shopping, educational and recreational facilities. Often referred to as the “Gateway to Teesdale” there are many renowned beauty spots close at hand as well as the attractions of the North Yorkshire Moors and Dales, the Lake District and Northumberland.

For the commuter the A66, A67 and A1 (M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Teesside International Airport offer further communications with the rest of the country.

The Property

Windmill Cottage is a four bedroom detached dormer bungalow, occupying a pleasant position within the desirable village of Cotherstone. In need of some cosmetic upgrading, the property would ideally suit a variety of purchasers.

The main entrance leads into the reception hallway, where to the left hand side lies the dining room, a versatile reception room which could be utilised for a number of purposes.

The kitchen is located to the rear and is fitted with a range of base and wall mounted storage units topped with contrasting worktops which incorporate a composite sink. There is space for a range cooker and under counter appliances. An internal doors lead into the garage from here.

The living room spans the full length of the property and enjoys a dual aspect view, with French doors leading out to the rear courtyard and an inglenook.

The ground floor accommodation is completed by a shower room comprising a WC, a wash hand basin and a shower cubicle.

Returning to the reception hallway, stairs rise to the first floor landing which provides a useful snug/office space. To this floor, there are four bedrooms, two of which are doubles, while the remaining bedrooms are good sized singles.

The family bathroom is fitted with a suite comprising a WC with a high level cistern, a wash hand basin and a roll top bath.

















To the front of the property, there is an enclosed garden which is landscaped for low maintenance. There is a block paved driveway to the front, leading to an integral single garage. To the rear, there is an enclosed courtyard garden. There is also a useful storage area to the side.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of C/70.

Local Authority

Durham County Council. The property is Council Tax Band E.

Utilities

The property benefits from mains gas, electricity, water and drainage. The central heating system is powered by a gas fired combination boiler.

Parking

There is a block paved driveway to the front of the property, leading to a single integral garage.

Characteristics

Broadband is not currently connected. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

The property is located with a Conservation area.

what3words

Every three metre square of the world has been given a unique combination of three words.

///acrobats.shave.destroyer

Viewings

Viewings are strictly by prior appointment with GFW.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.







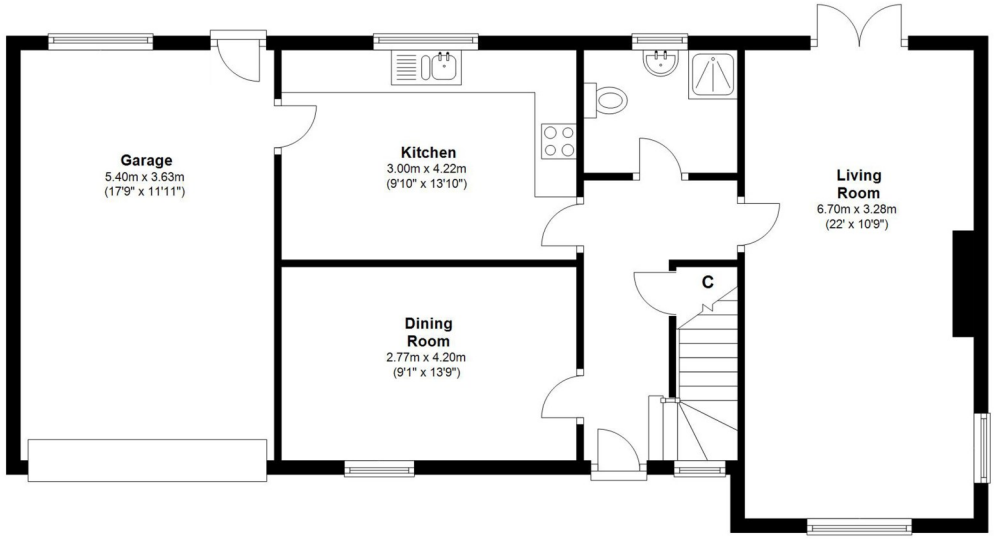




GEORGE F.WHITE

Total area: approx. 158.1 sq. metres (1701.4 sq. feet)

First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for George F White by Vue3sixty Ltd

FLOOR PLAN

WINDMILL COTTAGE

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0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk 14c Redwell Court, Barnard Castle, County Durham, DL12 8BN