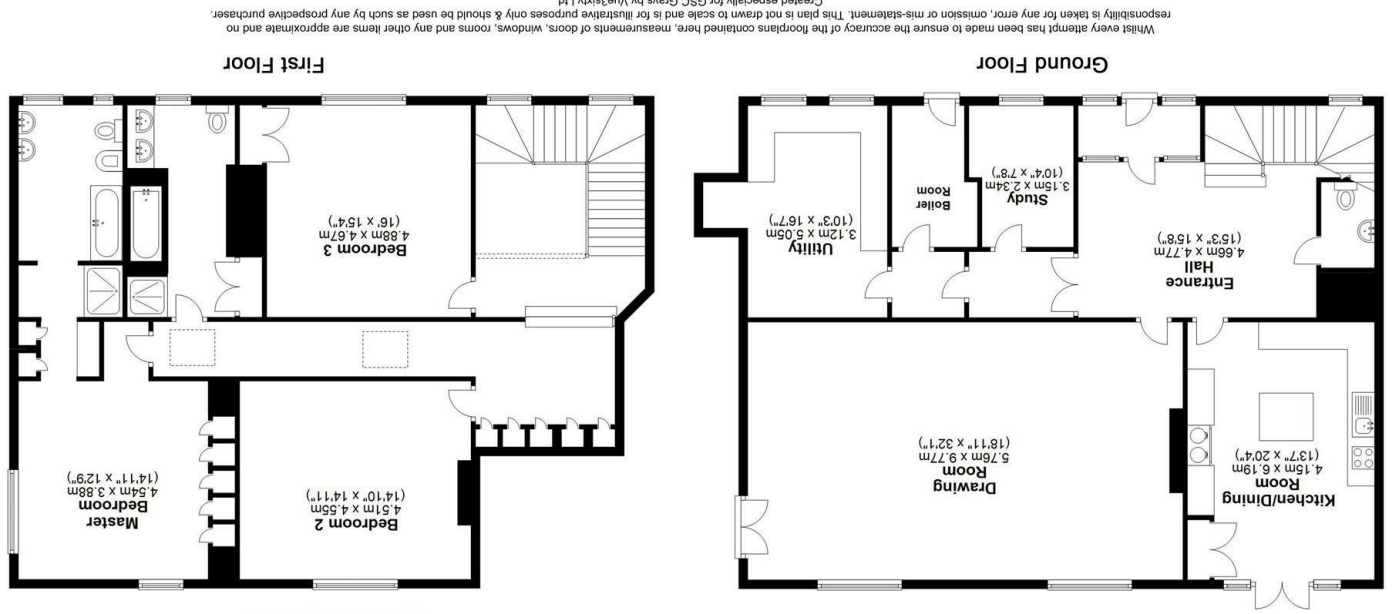


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1. These particulars are a general guide only and do not form any part of any offer or contract.
 2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
 6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



Total area: approx. 276.7 sq. metres (2978.5 sq. feet)
2 The Grove
Hamsterley

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 GSC Grays by Vuesixty Ltd

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Current	Potential
56	83

Energy Efficiency Rating



2 THE GROVE

Redford, Hamsterley, Co. Durham DL13 3NL



2 THE GROVE

Redford, Hamsterley, Co. Durham DL13 3NL

Situated in a truly unique location within the hamlet of Redford which is nestled in the trees of Hamsterley forest approximately 3 miles from Hamsterley village itself.

Hamsterley Forest is a delightful 2000 hectare oasis, sprawling along the sides of a sheltered valley and offering endless footpaths, bridleways and cycling tracks. Nearby, Hamsterley village is a pretty and sought after village offering a small primary school, highly regarded pub/restaurant and a well-used village hall.

Wolsingham and Barnard Castle are nearby market towns offering a range of local shops and services, including a bank, post office, health centre, chemist, greengrocer, supermarket, butchers, schools, pubs and restaurants. Bishop Auckland also offers a much more extensive range of supermarkets whilst Durham (18 miles), Darlington (20 miles), and Newcastle (31 miles) provide additional restaurants, shopping, health and cultural opportunities. All three lie on the central east coast rail line with regular connections north and south with London. (please note all distances are approximate).



GSC GRAYS

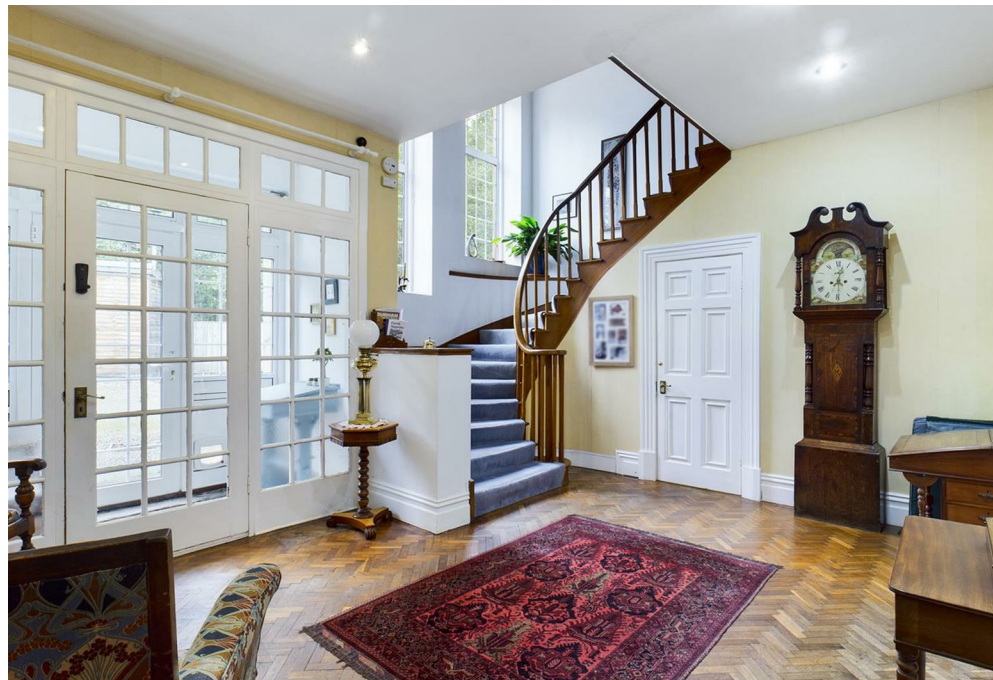
PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

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barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Accommodation

A handsome, period property situated within a highly unique location in the heart of Hamsterley Forest. This spacious property offers ample living accommodation with an abundance of period features including; sash windows, high ceilings, cornicing and ceiling rose detailing, a stunning curved spindle staircase and a marble fireplace with wood burning stove to name a few. Throughout the property there is well thought out accommodation, with generously sized rooms making this a suitable home for a wide variety of purchasers. To the first floor, this charming home offers three large double bedrooms, including a master suite with dressing area and en suite. The principle accommodation also has the added benefit of windows overlooking the spacious lawned gardens and grounds, as well as Hamsterley Forest beyond.

Externally

The property is approached via a timber gate with stone walled boundaries. There is a gravelled driveway leading up to a substantial parking area with private parking for several vehicles. The main gardens are situated to the front of the property with hedged and fenced boundaries mainly laid to lawn, with a good range of mature shrubs and planting. There is a rockery area and a flower bed as well as a gravelled seating area, adjacent to the patio doors leading from the kitchen and a timber built log store. To the rear of the property there is access to the neighbouring properties and a right of access for services.

Tenure

The property is believed to be freehold with vacant possession on completion.

Services and Other Information

Mains electricity connected. The property is serviced by oil fired central heating. We understand that the water is supplied from a spring which is regularly tested. The property is drained to a newly installed bio-digester, which is shared with the three neighbouring properties.

Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.

The property is banded E

Particulars & Photographs

The particulars were updated in November 2022.

Agents Note

Please note the property forms part of a flying freehold both in favour and against the property within the kitchen and under the landing.

