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PROPERTY • ESTATES • LAND



Raesdene Cottage

Monk Hesleden, Hartlepool, TS27 4QA

Asking Price £185,000

- Modern 3-bedroom bungalow with agricultural occupancy restriction
- Spacious kitchen/diner and living room
- Located in the quiet hamlet of Monk Hesleden
- Close to the Durham Coast National Nature Reserve



Promap

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Raesdene Cottage

Monk Hesleden, Hartlepool, County Durham, TS27 4QA

Asking Price £185,000



Notice

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Location

Raesdene Cottage lies within the quiet hamlet of Monk Hesleden at the end of a no-through road, about half a mile from the village of Hesleden, which has a shop and a primary school. Peterlee (4.6 miles) and Hartlepool (6 miles) provide a wider range of shops and services. Durham City is about 13.6 miles west and the attractive coastline and Durham Coast National Nature Reserve is less than a mile away.

Description

Raesdene Cottage is a modern, single-storey brick and block-built house, rendered and painted externally under a pitched and concrete tile clad roof. It extends to approx. 1,582sqft and comprises the following accommodation:

Ground floor: Utility, W/C, pantry, kitchen/diner, living room, hallway, bathroom and three bedrooms.

Internally, the bungalow is well proportioned with a large open fireplace with a wood burning stove placed between a spacious kitchen/diner and living room. There are two double sized bedrooms and a single bedroom, accessed from the hallway.

Externally, there is a prefabricated single car garage, parking and an area of garden ground within enclosed timber fencing and Leylandii hedging.

General Information

Restrictions

Planning consent was granted for this cottage as a 'farm workers bungalow' on 10th June 1998, and as such has an agricultural worker's condition attached to its' occupation.

Services, Council Tax and EPC

Raesdene Cottage is serviced by mains electricity, drainage and water and an oil fired central heating system. Council Tax Band: D. EPC Rating: D.

Tenure

The property is to be sold freehold.

Method of Sale

Raesdene Cottage is offered for sale by private treaty with vacant possession.

Boundaries

Neither the vendor nor the vendor's Agent will be responsible for defining the boundaries or their ownership thereof and the purchaser(s) shall rely on their own inspection and the information appearing in the Land Registry.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Tel: 01642 710742

Local Authority

Durham County Council. Tel: 03000 260000.

Viewings

Please contact the Selling Agents for further details. The site is secure and managed by Veritas Security and no unauthorised visits will be permitted.

Directions

To reach Raesdene Cottage, take exit 61 from the A1 and travel north along the A1688. At the second roundabout, take the third exit along to the A181, past Wheatley Hill and Wingate. Continue across the bypass over A19 towards Castle Eden and on to the B1281. Take the right hand exit from B1281 along Mickle Hill Road. Before entering High Hesleden, take the right-hand road to Monk Hesleden. The bungalow is located to the right-hand side of the hamlet.

Conditions of Sale

Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at a rate of 5% above the Bank of England base rate.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser shall be deemed to have satisfied himself as to the description of the property, and any error or misstatement shall not annul the sale, nor entitle either party to compensation in respect thereof.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

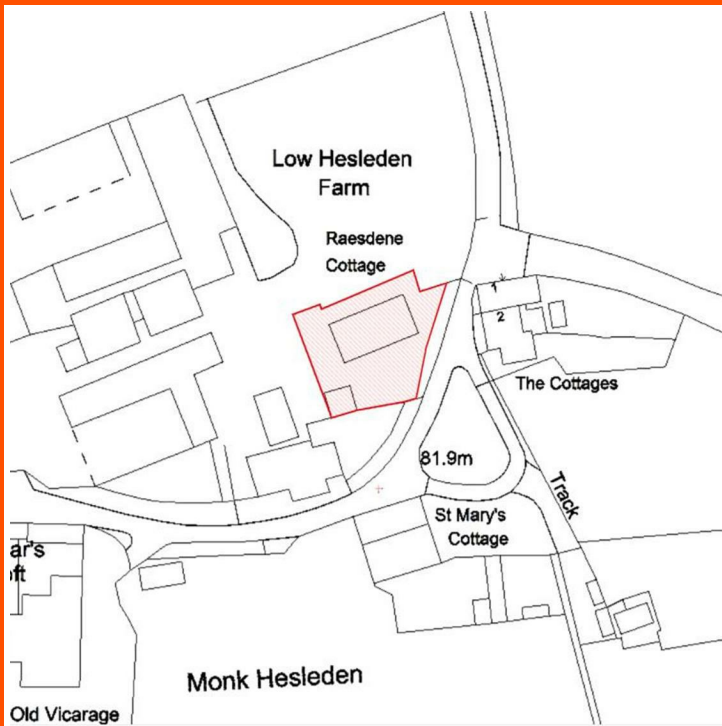
Disclaimer Notice

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate, and you should not rely on them without checking them first.
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.

Particulars

Particulars written and photographs taken in November 2021.



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Road Map



Hybrid Map

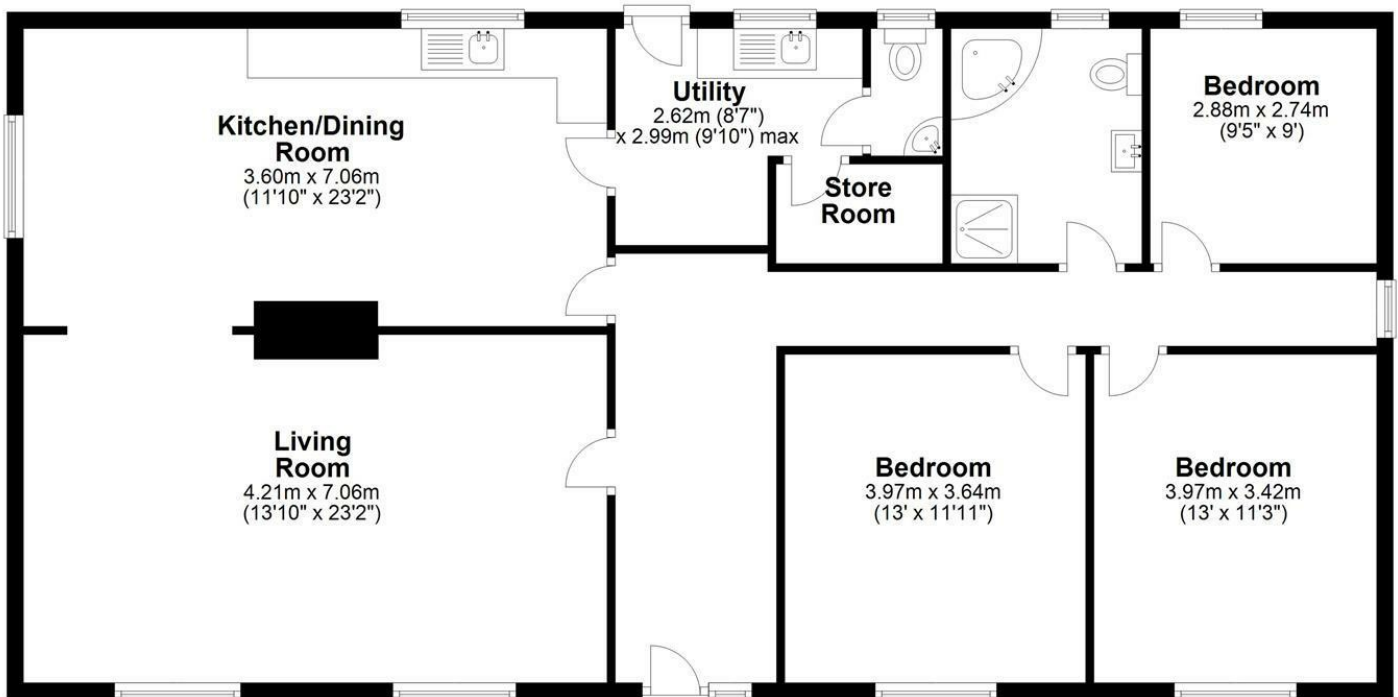


Terrain Map



Raesdene Cottage Monk Hesleden, Hesleden

Total area: approx. 129.5 sq. metres (1393.7 sq. feet)



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 Vue3sixty Ltd

Viewing

Please contact our Stokesley Office on 01642 710742 if you wish to arrange a viewing appointment for this property or require further information.