



GILMOUR GARTH

THE BUTTS

Cotherstone, County Durham DL12 9QE



GSC GRAYS

PROPERTY • ESTATES • LAND

THE BUTTS

Cotherstone, County Durham DL12 9QE

We are delighted to offer to the market a 2/3 bedroom Grade II Listed barn conversion with parking, situated in the heart of the highly sought after village of Cotherstone. Offered with no onward chain.

Ideally situated for easy access to the local towns of Barnard Castle, Darlington and Richmond, whilst the cities of Newcastle, Durham, York and Leeds are within easy reach. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1(M) are easily accessible bringing many areas within commuting distance. Cotherstone benefits from two public houses and a popular Primary School. State secondary school with sixth form, public school and prep school at Barnard Castle.



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Accommodation

Ground Floor

The main entrance to the property is to the rear. There are three possible entrances via the main entrance door, conservatory and kitchen. From the entrance hall there is access to a ground floor shower room/wc, a study/bedroom 3 and a door through to the living room. The living room has exposed timber beams, feature fireplace with stone surround, staircase to the first floor and doors to both the conservatory and kitchen. The conservatory overlooks the rear garden and has double doors to the rear. The breakfast/kitchen has a matching range of wall and base units with space and plumbing for washing machine and space for oven.

First Floor

The first floor landing has a built-in storage cupboard and doors to both bedrooms and a newly fitted three piece house bathroom suite.

Externally

To the rear of the property there is a rear courtyard garden with timber built shed.

Parking

To the rear of the property there is a block paved area providing off-street parking for one vehicle.

Tenure

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

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

Particulars

Particulars written in May 2023.

Photographs taken in May 2023.

Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

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.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.