



WINSTON LODGE FRONT STREET
Winston



WINSTON LODGE FRONT STREET

Winston, County Durham, DL2 3RH

A deceptively spacious and superbly presented single storey cottage situated in the highly sought after village of Winston.

ACCOMMODATION

- * Village location
- * Three bedroom cottage
- * Two reception rooms
 - * Conservatory
 - * Kitchen
 - * Garden
 - * Driveway



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Location & Amenities

Barnard Castle 6 miles, Darlington 11.5 miles, Richmond 12.5 Miles, Durham 22 miles, Newcastle 40 miles, A1(M) 15 miles. Please note all distances are approximate. Barnard Cottage is ideally situated for easy access to the local towns of Darlington, Richmond and Barnard Castle, 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. The villages of Gainford and Staindrop are only a few miles away and benefit from a post office, and a number of shops and public houses.

Accommodation

This pretty village property briefly comprises an entrance hall, two reception rooms, kitchen, conservatory, three bedrooms and a house bathroom. Externally there is a blocked paved driveway and gardens to three sides.





Winston Lodge

The part glazed entrance door provides access to a hallway with doors to bedroom accommodation and the reception rooms. The living room has a window to conservatory at the rear, multi-fuel stove with stone hearth, door to sitting/dining room, utility room and is open to the kitchen. The kitchen has a matching range of base units with Beech block worktop, space for Range style cooker and windows overlooking the rear garden. The utility room has space and plumbing for washing machine, low level wc and wash hand basin. To the rear of the kitchen is a conservatory with doors to rear garden and double doors to garden room area. There is an impressive sitting/dining room with steps down to garden room area, multi-fuel stove and dual aspect windows. The main hallway provides access to the property's three bedrooms and a house bathroom with walk-in shower, pedestal wash hand basin and low level wc.

Externally

To the rear of the property there is an enclosed rear garden mainly laid to lawn with patio area, fenced boundary, timber built shed and side access gate. To the front and side there are further gardens areas mainly laid to lawn with planted borders.



Driveway

Block paved driveway providing off-street parking for two vehicles.

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 D.

Particulars

Particulars written in October 2023.

Photographs taken in October 2023.

Services and Other Information

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

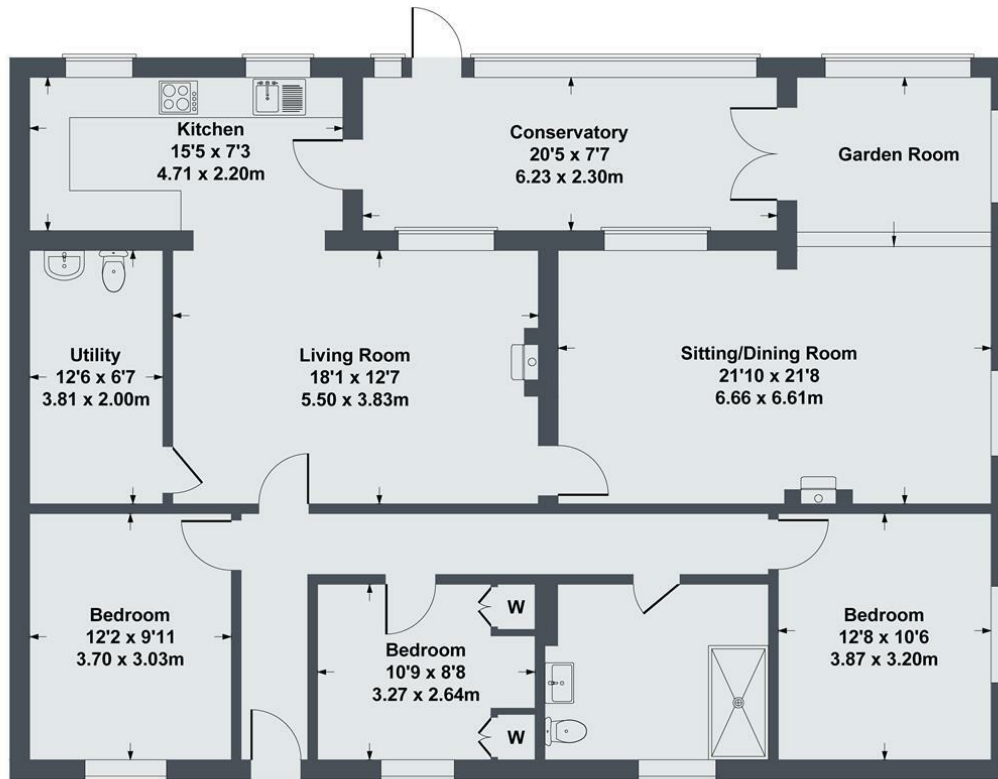
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Winston Lodge, Winston

Approximate Gross Internal Area
1593 sq ft - 148 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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