

PEAR TREE COTTAGE

Hamsterley, County Durham



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HAMSTERLEY, COUNTY DURHAM, DL13 3PP

AN IMPECCABLY PRESENTED, GRADE II LISTED STONE BUILT BARN CONVERSION, RECENTLY EXTENDED TO AN EXCEPTIONAL STANDARD, PROVIDING MODERN-STYLE LIVING IN THE TRADITIONAL SETTING OF HAMSTERLEY VILLAGE

Accommodation

Entrance Hall • Playroom • Living Room • Dining Room • Expansive Kitchen / Breakfast Room • Utility • Downstairs WC • Master Bedroom with En-Suite
Three Further Bedrooms • House Bathroom

Externally

Private Gravelled Parking • South-Facing Walled Garden
Rear Patio Area • Open Front Lawn



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217







Situation

Wolsingham 6 miles, Bishop Auckland 7 miles, Barnard Castle 12 miles, Durham 19 miles, Darlington 19 miles, Newcastle 32 miles.

The property is situated within the attractive rural village of Hamsterley, which sits in open countryside between scenic Weardale and Teesdale. The village is ideally situated for access to the rural market towns of Wolsingham, Bishop Auckland and Barnard Castle, offering a variety of national and independent shops, eateries and tourist attractions, whilst the cities of Newcastle and Durham are within easy reach offering a further array of activities. Main line train stations can be found at Darlington and Durham, with International Airports at Teesside, Newcastle and Leeds Bradford.

The A1 (M) and A68 are easily accessible bringing many areas within commuting distance. Hamsterley is well established, friendly rural community with primary school, popular public house and active Village Hall association. Hamsterley Forest is approximately a mile from the site and offers many limes of walks, bridleways and cycling tracks ideal for those who enjoy outdoor activities.

The Property

Pear Tree Cottage has been lovingly restored, renovated and extended to the highest of standards, creating an idyllic family home totalling in excess of 2,300 sq ft. Alluring features include traditional beams, in the kitchen, complementing the flagstone flooring, the multiple wood-burning stoves and chimney breast, charming external stone steps to the first floor, the gorgeous stone wall in one of the bedrooms, and of course, the beautifully designed modern bathroom.

Garden

The private walled garden is found at the rear of the property and provides a gorgeous sun-trap due to it being south-facing, as well as access to the front of the property provided via the gravelled drive.





Parking

Private, off-street parking is available on the gravelled drive adjacent to the property.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded F.

Services

Mains electricity, water and drainage. Oil heating.

Wayleaves, Easements & Rights of Way

Pear Tree Cottage is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.

DISCLAIMER NOTICE:

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

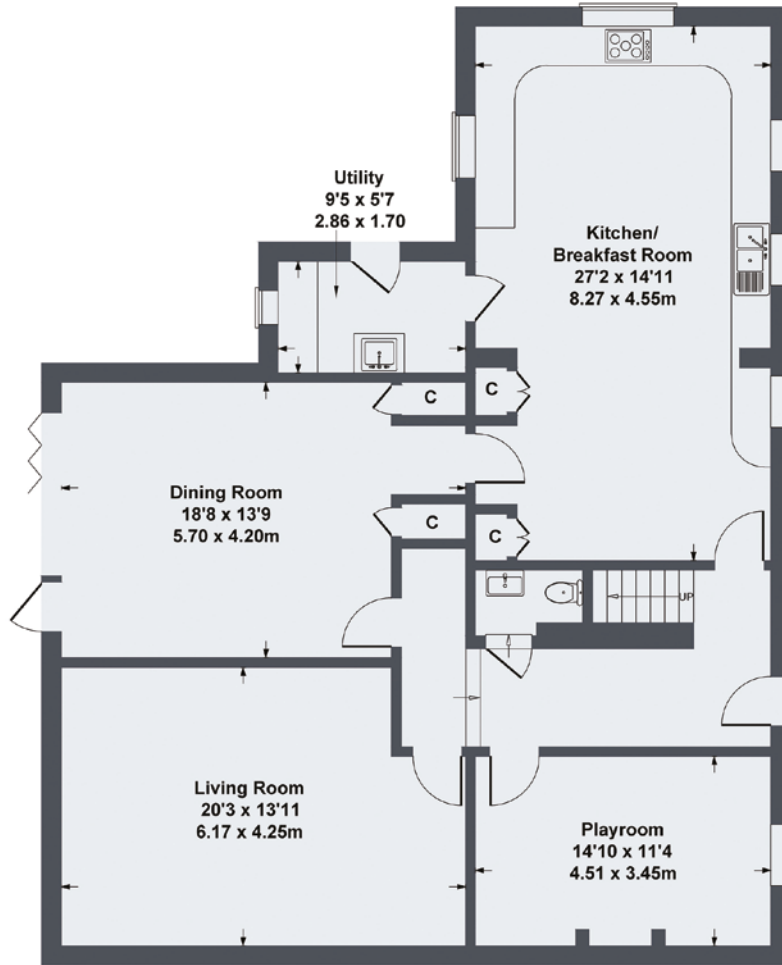
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness 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 written: April 2024 | Photographs taken: March 2024

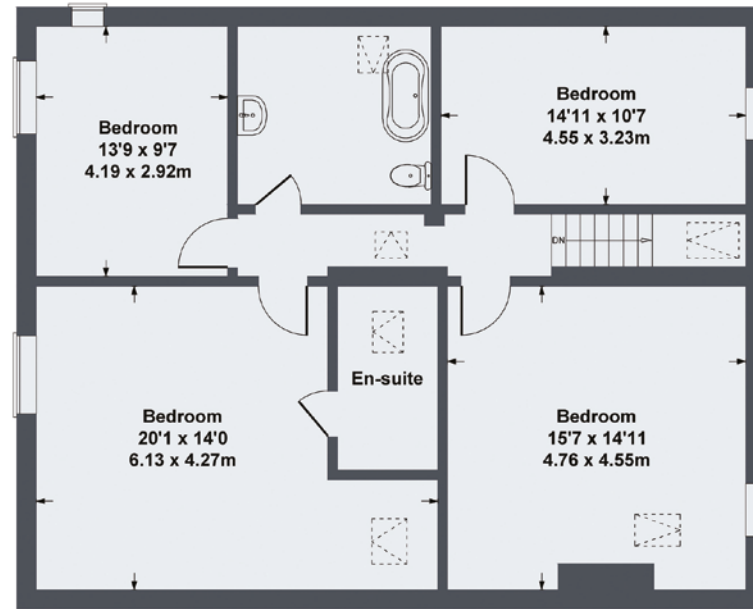
Pear Tree Cottage, Hamsterley

Approximate Gross Internal Area
2325 sq ft - 216 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



GROUND FLOOR



FIRST FLOOR

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. 2024