



# GREEN COTTAGE

Boldron, County Durham DL12 9RF

**GSC GRAYS**  
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An undeniably gorgeous and deceptively spacious Grade II listed cottage, with an abundance of character features, including wooden beams, stone chimney breast and mullion windows.

Barnard Castle 3 miles, Richmond 15 miles, Darlington 22 miles, Durham 29 miles, A66 0.5 miles, A1(M) 13 miles. The neighbouring historic market town of Barnard Castle supports a traditional range of shopping, educational and recreational facilities and is often referred to as the Gateway to Teesdale with many renowned beauty spots within a short drive. For the commuter there are links with the major commercial centres of the north east via the A66, A67 and A1 (M) and there are links with the rest of the country via Darlington Mainline Railway Station and Durham Tees Valley Airport.



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## Accommodation

### Ground Floor

With exposed stone flagged flooring, beamed ceiling and stone-surround mullion windows to the front elevation, the living room and dining room greet you as you enter through the stunning wooden door. Other features included painted stone wall, cast iron multi-fuel stove enclosed in stone surround chimney breast.

Through the rear hallway with further stone-built flagged flooring you access the impeccably restored kitchen with integrated sink with wooden rolled work surfaces, solid-fuel range which doubles as the central heating system, striking blue painted wall, window to rear garden and access to the rear.

### First Floor

With three spacious double bedrooms with painted stone walls, exposed beams, and windows to both front and rear elevation, there are numerous opportunities for creating an exceptional family home. There is a further room with space perfect for a small study or office. The family bathroom consists of wooden flooring and panelling, bath, WC, free-standing sink and wooden clothes dolly.

### Externally

To the rear, there is a truly beautiful lawned garden with further views across open countryside, a rear patio area providing a perfect space for summer BBQs, and two stone-built garden sheds providing options for external storage.

### 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 April 2024.

Photographs taken in April 2024.

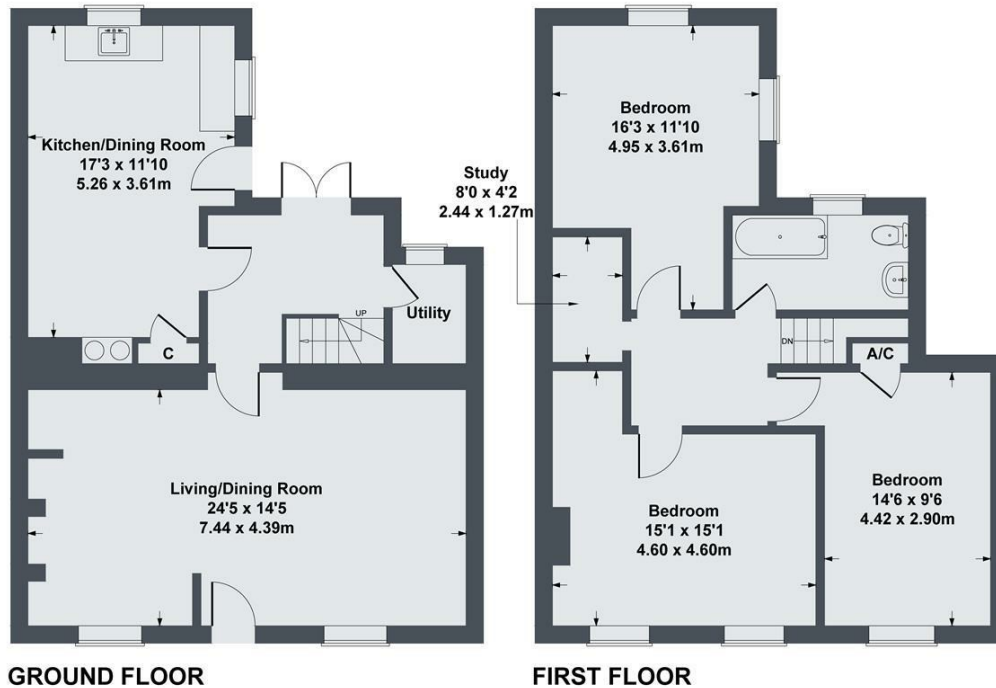
### Services and Other Information

Mains electricity, drainage, and water are connected. Solid fuel central heating.



## Green Cottage, Boldron

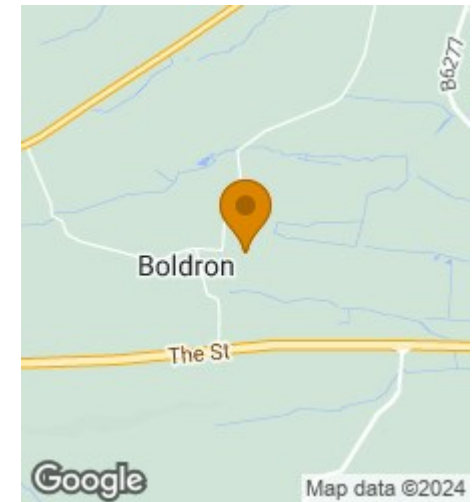
Approximate Gross Internal Area  
1380 sq ft - 128 sq m



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. 2024



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