



# BEAUREPAIRE COTTAGE

Whorlton, DL12 8XQ



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# BEAUREPAIRE COTTAGE

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We are delighted to offer a two bedroom cottage, situated in the highly sought after village of Whorlton.

Whorlton benefits from an extensive village green and a village hall whilst being within close proximity to the immediate countryside and the market town of Barnard Castle which is approximately 3 miles away. The historic town of Barnard Castle offers a wide range of amenities including national and local retailers, sports centre, state and private educational opportunities at both primary, secondary and sixth form level, a traditional weekly market and monthly farmers market. For the commuter the A67, A66 and A1 (M) provide links with the major commercial areas of the North East. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford.



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### Accommodation

The accommodation briefly comprises a living room, dining kitchen, two bedrooms and a house bathroom. To the exterior of the property there is a courtyard garden with outhouse.

### Ground Floor

With hardwood entrance door to dining kitchen with staircase to the first floor and understairs storage cupboard. The kitchen comprises a matching range of wall and base units incorporating rolled edge worksurfaces with space for Range style cooker, plumbing for washing machine, stainless steel sink unit and window overlooking the garden. The dual aspect living room boasts patio doors to garden and cast iron Aga log burning stove.

### First Floor

First floor landing and doors to two bedrooms, both with views over the garden. The house bathroom comprises a four piece suite including a freestanding bath, step-in shower cubicle, pedestal wash hand basin and low level WC.

### Externally

To the exterior of the property there is a courtyard garden, two outhouses, one with space and plumbing for washing machine. Please note, there is a right of way in favour of neighbouring properties to access outhouses.

### 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 October 2024.

Photographs taken in October 2024.

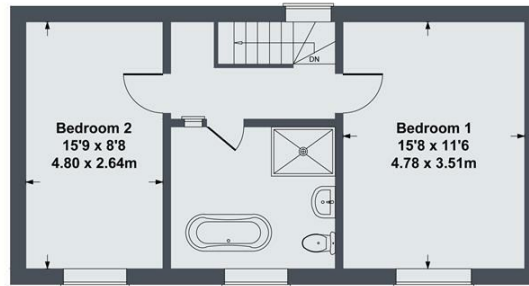
### Services and Other Information

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

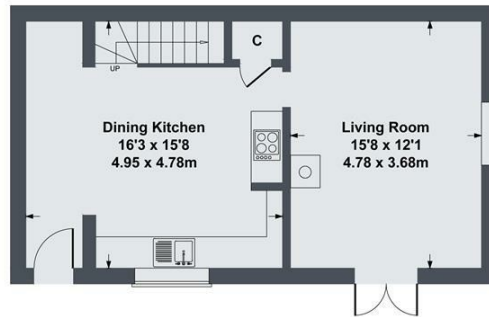


## Beaurepaire Cottage, Whorlton

Approximate Gross Internal Area  
904 sq ft - 84 sq m



FIRST FLOOR




GROUND 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



### Disclaimer Notice

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