



MOUNT PLEASANT  
Cotherstone,



GSC GRAYS

PROPERTY • ESTATES • LAND



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# MOUNT PLEASANT

County Durham, DL12 9PF

Situated in the heart of Cotherstone is a striking Victorian family home requiring some refurbishment. Mount Pleasant oozes character with traditional high ceilings and benefits from a paddock (approx 0.2 acre) and outbuildings.

## ACCOMMODATION

- \* Detached Victoria family home
  - \* Three bedrooms
  - \* Two reception rooms
  - \* Study/Office
  - \* Conservatory
- \* Paddock and outbuildings
- \* Requiring some refurbishment



**GSC GRAYS**

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## Situation & Amenities

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, a café/shop plus a popular Primary School. State secondary school with sixth form, public school and prep school at Barnard Castle







## Accommodation

### Ground Floor

The property benefits from separate dining and living rooms with traditional gas fires, both including views over the village. The kitchen incorporates many desirable features including freestanding island with 1 1/2 sink and Rayburn gas stove with stone overmantel. There is also an integrated dishwasher and fridge/freezer, pantry storage and wall and base units. A west facing sun room with external doors to the rear garden provides additional space. The ground floor also benefits from a study with fitted cupboards, cellar plus utility space with WC, plumbing for white goods.

### First Floor

On the first floor there is a spacious master bedroom with en-suite bathroom incorporating a freestanding shower, WC and pedestal sink. There are two further bedrooms, one overlooking the front aspect and one overlooking the rear.





### Externally

To the rear of the property there is a large walled garden that has been mainly laid to lawn with planted borders and stone feature. To the side of the sunroom is a patio courtyard with door leading to the garage. Beyond the gardens to the left is a small paddock with stone built outbuildings, which could provide a development opportunity subject to the necessary planning consents. The front aspect includes further walled garden and tiered patio.

### Garage & Parking

The property benefits from an elongated driveway with ample space for vehicles. There is a generously sized attached single garage with power and electric up and over door.

### Tenure

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

### Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Particulars

Particulars written in March 2025.

Photographs taken in March 2025.

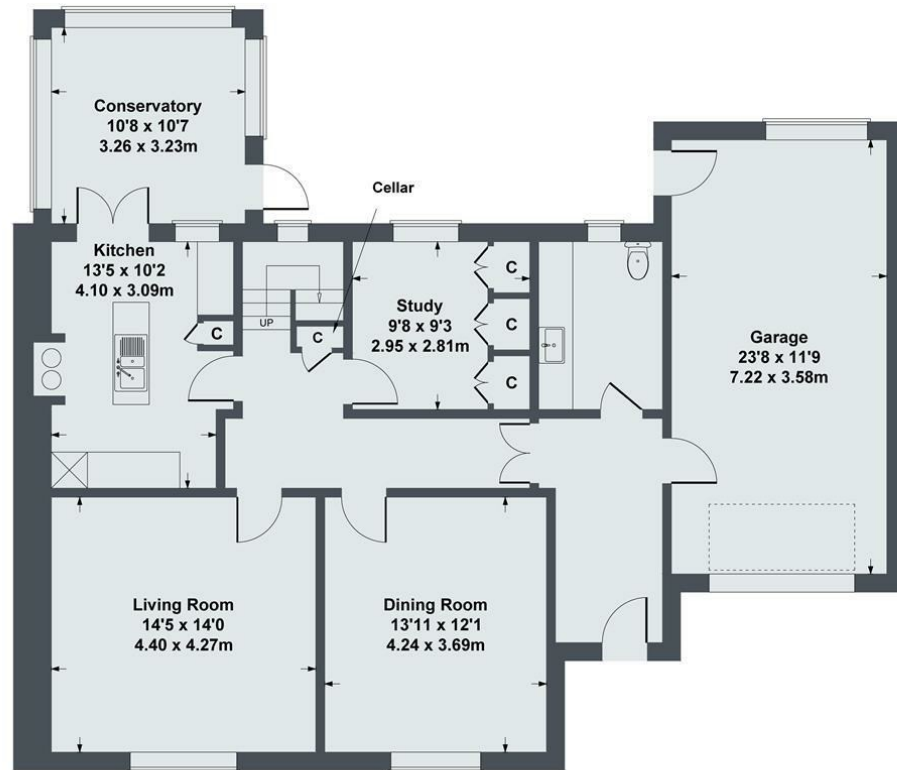
### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating. Please note there is a culvert pipe running underneath the paddock belonging to Mount Pleasant to support the drainage of the neighbouring field.

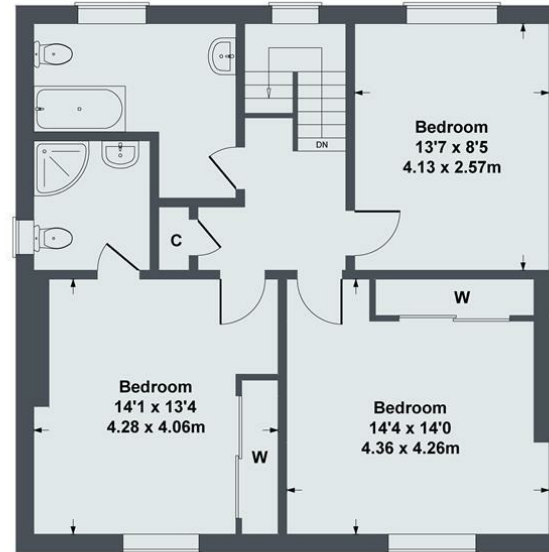


# Mount Pleasant, Cotherstone

Approximate Gross Internal Area  
2088 sq ft - 194 sq m



**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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>51</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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