



## 3 WEST COTTAGES

Cotherstone, County Durham DL12 9NU



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 3 WEST COTTAGES

Cotherstone, County Durham DL12 9NU

A superbly presented and deceptively spacious two bedroom stone built period cottage situated in the highly sought after village of Cotherstone. Available with no onward chain.

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



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### Accommodation

The property briefly comprises an entrance hall, living room with open fire, dining/kitchen, cloakroom/wc, two bedrooms, house bathroom and useful loft space. Externally, there is a separate garden/parking and garage.

### Ground Floor

With entrance door to spacious entrance hall, staircase to first floor and open arch leading to living room. The spacious living room boasts two double glazed windows to front elevation, open fireplace with brick surround and steps leading to inner hallway with understairs storage and shelving. The dining kitchen has a matching range of wall and base units incorporating sink unit, integrated dishwasher, halogen hob, electric double oven and ample seating and entertaining space. There is a ground floor cloakroom/wc off the inner hallway with door to garage and staircase to loft space.

### First Floor

Landing with built-in storage cupboard and doors leading to two bedrooms and a house bathroom. The main bedroom has a window to front elevation with fitted cupboard. Bedroom two also has a window to front elevation. The recently fitted house bathroom boasts a walk-in shower, contemporary wash hand basin, low level WC, tiled floor and fully tiled walls with window to rear elevation.

### Loft Space

With staircase to loft space with Velux windows to front elevation and door to eaves storage.

### Externally

#### Garage

With electric roller door, personal door to inner hallway, wall mounted gas central heating boiler, power and light.

#### Garden

A separate garden area mainly laid to astro turf with wall and fenced boundaries, planted borders and bi-folding wrought iron gates allowing the garden to be used for off-street parking.

### Agents Note

Please note there are two doors, one from the living room and the second from the garage providing access to the rear of the property for maintenance only with the prior consent of the neighbouring property.

### 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 April 2025.

Photographs taken in April 2025.

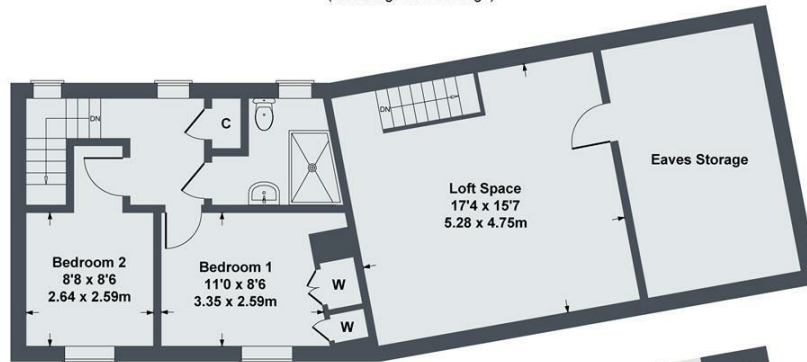
### Services and Other Information

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

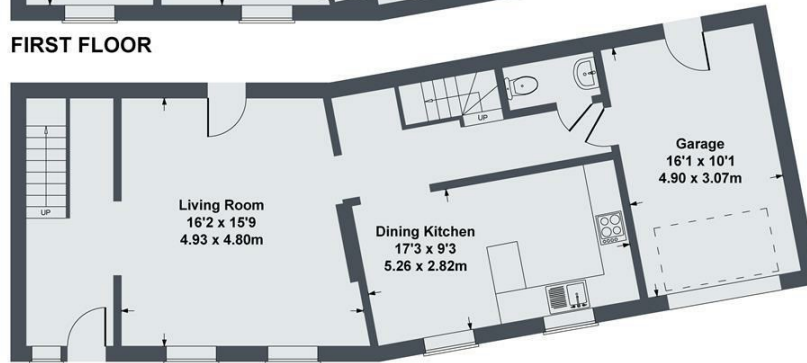


### 3 West Cottages, Cotherstone

Approximate Gross Internal Area  
1423 sq ft - 132 sq m  
(Excluding Eaves Storage)



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. 2025

#### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

80

67



#### 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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