



GROVE COTTAGE REDFORD
Hamsterley,



GSC GRAYS

PROPERTY • ESTATES • LAND

GROVE COTTAGE REDFORD

County Durham, DL13 3NL

Nestled within the enchanting Hamsterley Forest, this charming detached cottage offers a delightful blend of modern comfort and rustic charm. The property boasts three well-appointed bedrooms, providing ample space for family living. The stone-built exterior adds to the cottage's appeal, harmonising beautifully with the surrounding natural landscape.

The gardens are a true highlight, offering a serene outdoor space where one can unwind amidst the beauty of nature. Whether you wish to enjoy a morning coffee in the sun or host a summer gathering, these gardens provide a perfect backdrop.

ACCOMMODATION

- * Beautiful stone built cottage
- * Stunning gardens
- * Three bedrooms
- * Set in the heart of Hamsterley Forest
- * Off-road parking



12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



The Property

Nestled within the enchanting Hamsterley Forest, this charming detached cottage offers a delightful blend of modern comfort and rustic charm. The property boasts three well-appointed bedrooms, providing ample space for family living. The stone-built exterior adds to the cottage's appeal, harmonising beautifully with the surrounding natural landscape.

The gardens are a true highlight, offering a serene outdoor space where one can unwind amidst the beauty of nature. Whether you wish to enjoy a morning coffee in the sun or host a summer gathering, these gardens provide a perfect backdrop.

Location

Wolsingham and Barnard Castle are nearby market towns offering a range of local shops and services, including a bank, post office, health centre, chemist, greengrocer, supermarket, butchers, schools, pubs and restaurants. Bishop Auckland also offers a much more extensive range of supermarkets whilst Durham (18 miles), Darlington (20 miles), and Newcastle (31 miles) provide additional restaurants, shopping, health and cultural opportunities. All three lie on the central east coast rail line with regular connections north and south with London. (please note all distances are approximate).





Accommodation

Ground Floor

With entrance door to entrance porch leading into a utility room with built-in storage cupboard and door to cloakroom/wc. The kitchen has a matching range of wall and base units incorporating granite worksurfaces with stainless steel sink unit, breakfast bar, integrated appliances including eye level oven, microwave warming draw, induction hob and extractor fan. From the kitchen there is an open archway through to a beautiful living room with dual aspect windows and a cast iron multi-fuel stove. The dining room/garden is a lovely bright room with Velux windows and French doors leading to patio area.

First Floor

Accessed via a spiral staircase to first floor. The master bedroom boasts dual aspect, walk-in wardrobe and en-suite bathroom. There are two further bedrooms on the first floor and a house shower room.



Externally

To the front of the property, there is gravelled parking area providing off-street parking for numerous vehicles. The garden extends to the side and rear and are predominantly laid to lawn. There are a variety of trees, shrubs and flowered borders, there is also an area providing a small vegetable garden. The focal point of the exterior is a superb sunken patio area ideal for alfresco dining as well as having two useful outhouses.

Agents Note

- 1) The access road is under the ownership of the Forestry Commission, there is a right of way in favour of Grove Cottage.
- 2) Please note, a public footpath runs through part of the garden.

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 May 2025.

Photographs taken in May 2025.

Services and Other Information

Mains electricity, spring water, oil fired central heating with drainage to shared Bio digester system.

What3words

marketing.nuptials.meals

Grove Cottage, Redford, Hamsterley

Approximate Gross Internal Area
1270 sq ft - 118 sq m

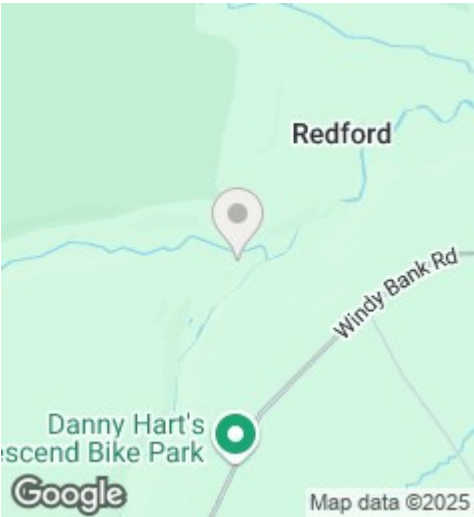


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	76
England & Wales		EU Directive 2002/91/EC



DISCLAIMER NOTICE:

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

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.