



BALDERCROFT

Cotherstone, County Durham



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COTHERSTONE, COUNTY DURHAM, DL12 9NT

A STUNNING AND SUBSTANTIAL SIX BEDROOM DETACHED FAMILY HOME, BUILT-IN THE 1930S AND SIGNIFICANTLY EXTENDED BY THE CURRENT OWNERS, THE PROPERTY BOASTS BEAUTIFUL AND METICULOUSLY MAINTAINED GARDENS, ORCHARD, TWO GRASS PADDOCKS AND GARAGING OCCUPYING A PLOT OF APPROXIMATELY 2 ACRES SITUATED ON THE EDGE OF THE HIGHLY SOUGHT AFTER VILLAGE OF COTHERSTONE

Accommodation

Entrance Hall • Drawing Room • Dining Room • Family Room
Kitchen/Breakfast Room • Pantry • Utility Room
Shower Room/WC • Master Bedroom with En-Suite
Five Further Bedrooms • House Bathroom • Separate WC.

Externally

Beautifully Maintained Mature Gardens • Gravelled Driveway
Vegetable Gardens • Potting Shed • Garages • Car Port
Two Grass Paddocks • Orchard • Summerhouse



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

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.

The Property

This splendid period home, built in 1930's and extended by the current owners, offers a unique blend of charm and modern living. Spanning an impressive 3,337 square feet, this spacious detached family residence boasts six bedrooms and three bathrooms, making it an ideal choice for families seeking both comfort and space.

The property features three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Each room is designed to maximise natural light, creating a warm and welcoming atmosphere throughout the home. The stunning gardens, set within a two-acre plot, provide a picturesque backdrop for outdoor activities and relaxation, allowing you to immerse yourself in the beauty of the surrounding countryside.

Cotherstone is known for its community spirit and picturesque scenery, making it a desirable location for those looking to enjoy a tranquil lifestyle while still being within reach of local amenities. This property not only offers ample living space but also the opportunity to create lasting memories in a beautiful setting.

In summary, this remarkable home is a rare find, combining period features with modern comforts, all set within a stunning landscape. It is a perfect sanctuary for families or anyone seeking a peaceful retreat in a vibrant village community. Do not miss the chance to make this exceptional property your own.



Accommodation

Ground Floor - With glazed patio doors to a bespoke handmade Antony Nixon kitchen/breakfast room with matching range of wall and base units with granite worktops, Aga, Belfast sink and tiled floor. Door to a pantry with ample shelving and space for an American style fridge/freezer. The family room has glazed panelled doors from the kitchen with dual aspect and patio doors to garden as well as having bespoke fitted furniture, grand fireplace with inset cast iron multi-fuel stove. The main hallway provides access to the remaining ground floor accommodation. The light and airy drawing room has dual aspect with Dunhouse stone fireplace with inset cast iron multi-fuel stove. The cosy dining room boasts original feature fireplace with exposed beams and bay window overlooking the gardens. There is a shower room/cloakroom on the ground floor as well as a useful utility room with door to rear.

First Floor - The first floor is accessed via a staircase to a spacious landing. The master bedroom has dual aspect, dressing area with fitted wardrobes and en-suite bathroom with four piece suite comprising panelled bath, step-in shower cubicle, pedestal wash hand basin and low level WC. There are five further bedrooms on the first floor (one currently used as a study) and a house bathroom with separate WC.

Driveway

With gated access to a sweeping driveway providing ample parking.

Garaging

Single garage with up and over door, power and light. There is also a second timber built garage.

Gardens

There are beautifully maintained gardens, mainly laid to lawn with mature planted borders comprising a variety of flowers, shrubs and trees with meticulous maintained hedging. There is also a lovely patio area to the side of the property with built-in barbeque. The property also has two enclosed vegetable gardens and a potting shed. There is also a mature orchard at the top of the driveway.



Paddocks

There are two grassed paddocks included in the approximately 2 acre plot, one to the rear of the plot with a separate access point and the other to the side of the driveway.

Services

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

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

Wayleaves, Easements & Rights of Way

Baldercroft is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.



Balder Croft, Cotherstone

Approximate Gross Internal Area
3337 sq ft - 310 sq m

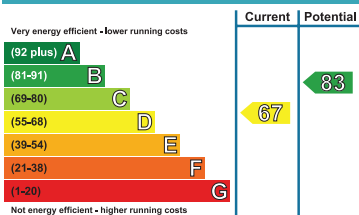


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



DISCLAIMER NOTICE:

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- 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 our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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- 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 property.

Particulars written: June 2025

Photographs taken: June 2025