CANNY VIEW 7 BROOMSIDE

Coundon,

GSC GRAYS

PROPERTY • ESTATES • LAND

CANNY VIEW 7 BROOMSIDE

County Durham, DL14 8PX

Nestled in the desirable area of Canney Hill, Coundon Gate, Bishop Auckland, this modern detached family home with approximately 6.9 acres of land presents a rare opportunity for those seeking both space and comfort. With five generously sized bedrooms, this property is ideal for families looking for room to grow. The home boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

ACCOMMODATION

* Spacious accommodation
* Detached five bedroom family home
* Large dining/kitchen
* Generous living room
* Master bedroom suite and guest bedroom suite
* Three further bedrooms
* Approximately 6.9 acres of land
* No onward chain

GSC GRAYS

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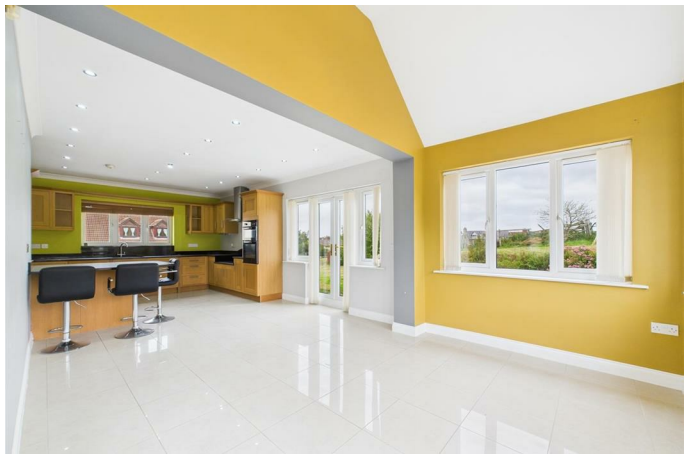
Situation & Amenities

Bishop Auckland 2 miles, Newton Aycliffe 7 miles, Durham 10 miles, Darlington 14 miles, Barnard Castle 15 miles. Please note all distances are approximate. Canny View benefits from an excellent location to access many nearby business links creating an ideal home for a professional working family. There is a retail park just off the A688 at West Auckland which offers Supermarkets, Boots, Next, M&S Food and other high street names. 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 A68, A66 and A1(M) provide links to the major commercial areas of the North East. Many of the regions beauty spots are within driving distance including North Yorkshire, the Lake District, Northumberland and the East Coast.

The Property

One of the standout features of this property is the impressive approximately 6.9 acres of grassland that extends to the rear and side, offering a tranquil outdoor space for recreation, equestrian pursuits or simply enjoying the beauty of nature. The gated driveway provides both security and convenience, leading to a double garage that offers ample storage for vehicles and other belongings.

This spacious residence combines modern living with the charm of a rural setting, making it a perfect retreat from the hustle and bustle of everyday life. With its thoughtful layout and expansive grounds, this home is not just a place to live, but a lifestyle choice that promises comfort and serenity. Don't miss the chance to make this exceptional property your own.



Accommodation

The accommodation briefly comprises an entrance hall with doors to ground floor accommodation, door to cloakroom/wc and staircase to first floor. There is a generous living room with feature fireplace and patio doors to side and rear elevations. There is a fantastic kitchen/diner with matching range of wall and base units incorporating granite worktops with ample dining space and space for relaxing with patio doors to both rear and side. There is also a useful utility room off the kitchen with door to rear garden. The dining room has a tiled floor with patio doors to garden and personal door to garage. The ground floor bedroom suite boasts fitted wardrobes and an en-suite bathroom. There is a further ground floor bedroom with windows to front and side elevations.

On the first floor we have a generous master bedroom suite with five piece bathroom suite and a dressing room with fitted wardrobes. There are two further bedrooms on the first floor as well as a house bathroom.

Externally

Canny View occupies an extremely generous plot and offers fine country views. The property is accessed through wrought iron remote controlled double gates leading to an extremely large driveway offering off-street parking for up to ten vehicles and a double garage. The property benefits from beautiful presented garden to the side mainly laid to lawn. There is spacious patios at both the side and rear of the property ideal for outdoor entertaining.

Garage
With two up and over doors, power, light, door to rear garden.

Land
The property is sold with the benefit of approximately 6.9 acres of grassland (area in red on plan) with access gate to the main road. Please note, a ten year clawback/development covenant will be added to the land upon sale.

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 F.

Particulars
Particulars written in August 2025.
Photographs taken in August 2025.

Services and Other Information
Mains electricity, gas and drainage, and water are connected. Underfloor heating gas fired central heating.

Wayleaves, Easements & Rights of Way
Canny View 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 & 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.

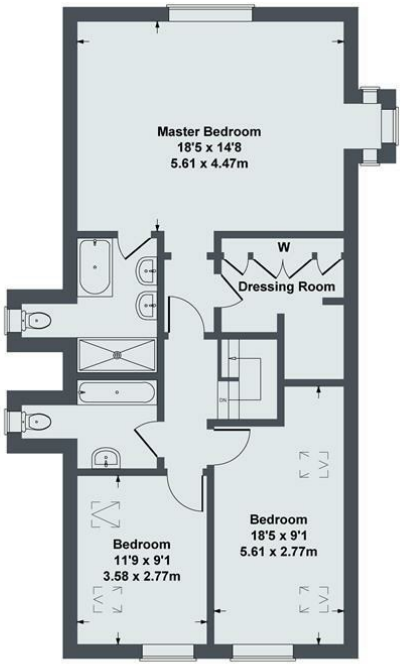
Viewings
Strictly by appointment via GSC Grays.

what3words
cats/bump/slate

Canny View, 7 Broomside, Coundon

Approximate Gross Internal Area
3179 sq ft - 295 sq m

GROUND FLOOR

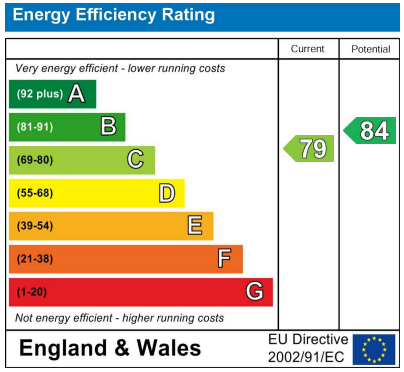


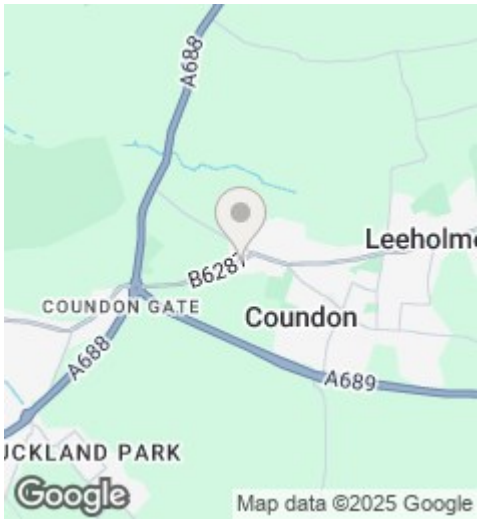
FIRST FLOOR

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





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

1. These particulars, including any plan 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 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.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. 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.
5. 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.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.