3 HOLME HOUSE COTTAGES

Piercebridge, Darlington, DL2 3SY

GSC GRAYS

PROPERTY • ESTATES • LAND

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FOR SALE VIA MODERN AUCTION. AUCTION NOW LIVE UNTIL Wednesday 7th October 2026 AT 1PM. REGISTER TO BID WITH IAMSOLD!
A superb opportunity to purchase a two bedroom mid-terraced cottage requiring complete refurbishment and situated on the edge of the highly sought after village of Piercebridge, moments from the River Tees. Available with no onward chain.

3 Holme House Cottage is located on the edge of Piercebridge Village with amenities such as a farm shop, cafe and a post office, two public houses and a church. Barnard Castle 11 miles, Darlington 5 miles, Bishop Auckland 10 miles (all mileage is approximate). For the commuter the A1, A67 and A68 provide links with major commercial centres of the North East. Darlington main line railway station and Durham Tees Valley International Airport offers further communications with the rest of the country.

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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

Ground Floor

With entrance door to rear entrance porch with doors to utility/pantry and kitchen. The kitchen has double glazed window to rear elevation, door to staircase to first floor and door to living room. The living room has a double glazed window to front elevation, fireplace and door to front garden, as well as having a door to the house bathroom and a door through to dining room.

First Floor

With half landing and staircase to first floor and access to both bedrooms.

Externally

Garden

To the front of the property there is a small front garden, mainly laid to patio with gated access. To the rear of the property there is a small open gravel area and external store.

Parking

Communal parking area providing off street parking.

Tenure

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

What3words

plot.will.waltzes

Local Authority and Council Tax

North Yorkshire Council.
For Council Tax purposes the property is banded B.

Particulars

Particulars written in June 2025.
Photographs taken in June 2025.

Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Services and Other Information

Mains electricity and water, drainage to Shared Septic Tank.

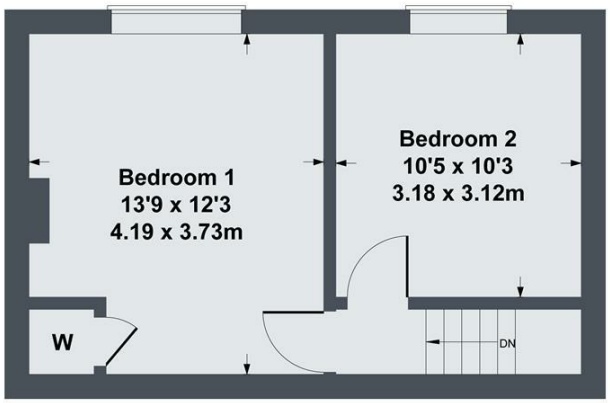
Auctioneers comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

3 Holme House Cottage

Approximate Gross Internal Area
764 sq ft - 71 sq m

GROUND FLOOR

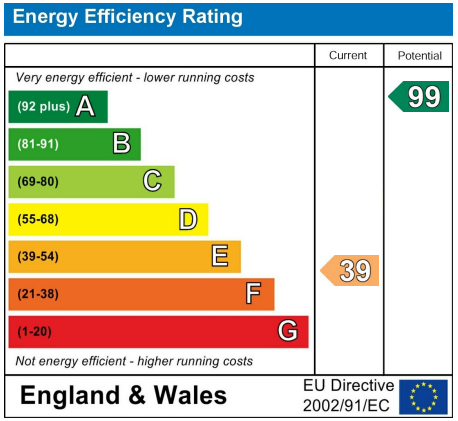


FIRST FLOOR

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



Disclaimer Notice

GSC Grays gives notice that:

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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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 property.