

ROSE COTTAGE 7 STAINTON VILLAGE

Barnard Castle, County Durham DL12 8RB

GSC GRAYS

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Barnard Castle, County Durham DL12 8RB

Situated in the charming village of Stainton, this superbly presented double fronted period property offers a delightful blend of character and modern living. This deceptively spacious four bedroom cottage boasts four well-proportioned bedrooms, two reception rooms and a beautiful kitchen/breakfast room. Viewing is highly recommended to appreciate the size and quality of the property on offer.

* Superbly presented double fronted period cottage
* Deceptively spacious four bedroom family home
* Lovely maintained and upgraded by the current owner
* Garden and combined garage/workshop
* Village location

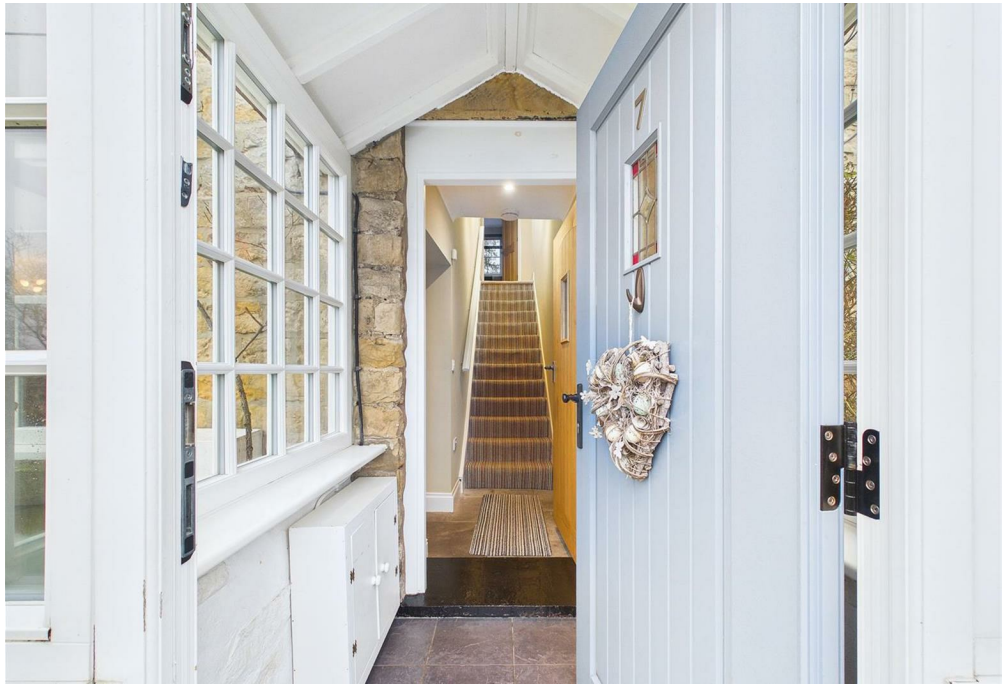
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Situation & Amenities

Barnard Castle 2.5 miles, Darlington 16 miles, Durham 24 miles, Newcastle 40 miles, A1 (M) 19 miles. Please note all distances are approximate. Situated close to the historic market town of Barnard Castle, this property provides easy access to the amenities within Barnard Castle and the surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies in an attractive rural area, and provides an ideal base from which to explore Teesdale, the Yorkshire Dales and the Lake District. Barnard Castle has many amenities from local and national retailers. A range of educational opportunities are offered within the town such as local primary schools, Teesdale Comprehensive School and the well regarded Barnard Castle School.

The Property

This superbly presented double fronted period property offers a delightful blend of character and modern living. This deceptively spacious four bedroom cottage boasts four well-proportioned bedrooms, two reception rooms and a beautiful kitchen/breakfast room.

The current owners have lovingly maintained and upgraded the property, ensuring it is both comfortable and stylish. The inviting reception rooms provides a warm welcome, perfect for family gatherings or entertaining guests.

In addition to the generous living accommodation, the property benefits from an expansive loft area spanning the full length of the house, offering excellent storage or an ideal retreat for hobbies or a home office. The combined garage and workshop are well equipped with built-in storage units and a fitted 7kW EV charger. Situated within a desirable village location, the property enjoys a peaceful atmosphere while remaining within easy reach of local amenities and the picturesque surroundings of Barnard Castle. This is a superb opportunity to acquire a charming family home in a tranquil setting, seamlessly combining the character of a period property with modern comforts.

Accommodation

Ground Floor

The front door opens into a welcoming porch with tiled flooring, leading through to the main hallway with attractive flagstone flooring. From here are doors to two reception rooms and a staircase rising to the first floor. The sitting room features a charming open cast-iron fireplace with timber surround and granite hearth, an understairs storage cupboard, and a step up to glazed double doors opening into the kitchen. The living room offers exposed floorboards, a brick fireplace with inset solid fuel stove, and a glazed door, also leading through to the kitchen. The stunning kitchen is fitted with a comprehensive range of matching wall and base units with granite worktops and integrated appliances including a dishwasher, fridge/freezer, wine chiller, microwave, and warming draw, with space for a dual-fuel range cooker. A central butcher-block topped island incorporates a motorised pop-up socket with wireless and USB charging. Further features include a Belfast sink, tiled underfloor heating, and patio doors and a window overlooking the rear garden. A door leads from the kitchen into a useful utility room with full-height storage cupboards and space for a washing machine and dryer, with access to a cloakroom/WC fitted with a Belfast sink. A further door provides access to the rear of the property. The property also benefits from elegant full-height shutters fitted in all bedrooms and reception rooms, creating a sleek, uniform appearance while offering excellent sound reduction and improved energy efficiency.

First Floor

The landing provides access to the first-floor accommodation. The principal bedroom benefits from two fitted wardrobes and access to an en-suite shower room. The second bedroom features a door leading to a staircase up to the loft, offering an ideal space for additional storage, hobbies, or a home office. There are two further generously sized bedrooms, along with a stunning family bathroom fitted with a four-piece suite comprising a freestanding bath, walk-in shower, low-level WC, heated towel radiator, and built-in units with granite worktop, complemented by a wall-mounted vanity unit and basin.

Externally

Front Garden

With wall and hedge boundary mainly laid to lawn.

Rear Garden

Wall boundary with timber access gate to gravelled area providing off-street parking via a right of way with patio area and external tap.

Garage and Workshop

23'2 x 14'9 with remote up and over door, utilities including power, water, and lighting complete with 7kW EV charger and personal door.

Tenure

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

Local Authority and Council Tax

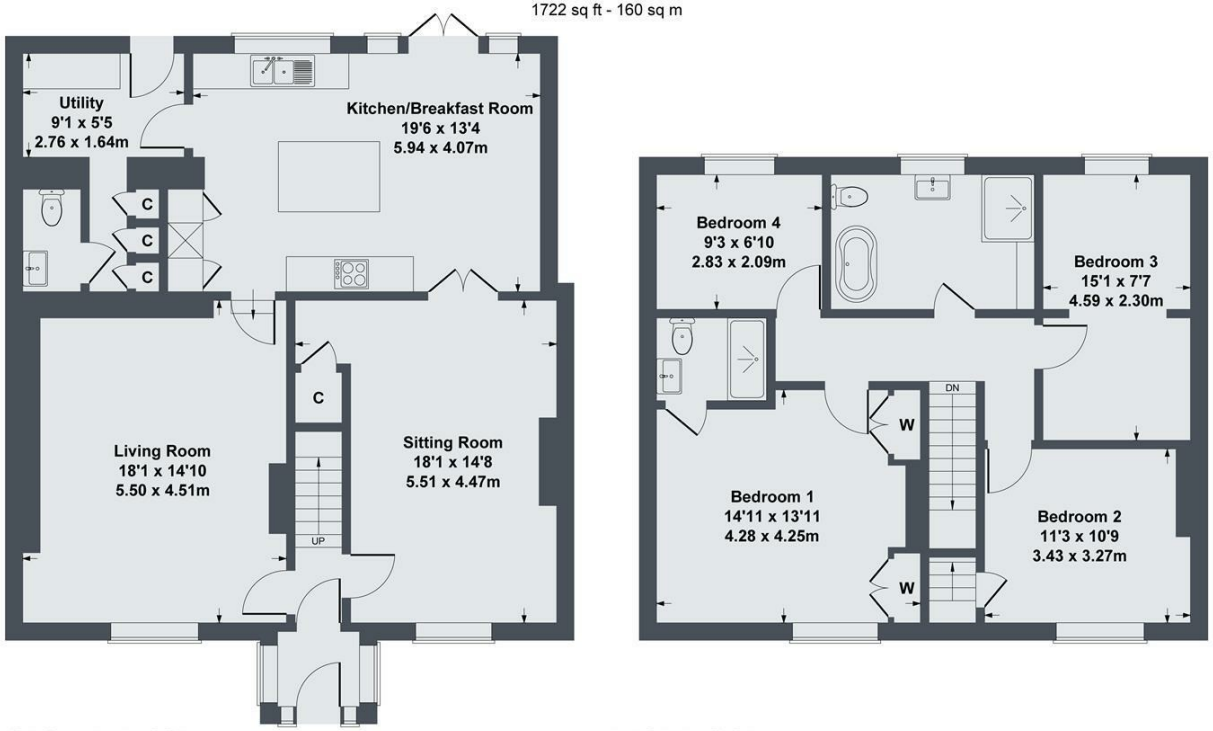
Durham County Council Tel: 03000 26 00 00.
For Council Tax purposes the property is banded C.





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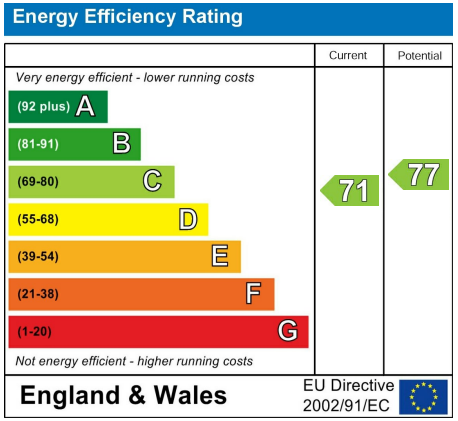
Approximate Gross Internal Area
1722 sq ft - 160 sq m



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. 2026





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