SHARRON COTTAGE COTTAGERS LANE

Manfield

GSC GRAYS

PROPERTY • ESTATES • LAND

SHARRON COTTAGE COTTAGERS LANE

Manfield, North Yorkshire, DL2 2RN

Situated in the popular village of Manfield, this significantly extended and immaculately presented semi-detached family home on Cottagers Lane offers a perfect blend of space, comfort, and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment.

ACCOMMODATION

* Extended family home
* Immaculately presented
* Three bedrooms
* Two bathrooms
* Impressive kitchen/dining room
* Exposed timber beams and trusses
* Village location
* Outbuilding with garaging

GSC GRAYS

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL
01748 829217
agency@gscgrays.co.uk

GSCGRAYS.CO.UK

Situation & Amenities

Sharron Cottage is situated within the much sought after and highly desirable village of Manfield in North Yorkshire. Manfield has a superb community atmosphere and offers a good range of amenities including the Crown Inn public house, a church and a village hall. The property is within the catchment area for local schools including Trinity Academy, Eppleby, Forcett and Middleton Tyas School and a number of comprehensive schools in Richmond. The prestigious Barnard Castle school is also close by providing private education. For the commuter, the property is ideally situated for the A1 which provides excellent links to major commercial centres in the region. Darlington main railway station offers regular services to Newcastle, Edinburgh, York and London. Teesside, Newcastle and Leeds Bradford airports are easily accessible.

The Property

This significantly extended semi-detached family home on Cottagers Lane offers a perfect blend of space, comfort, and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is designed to enhance family life, ensuring that everyone can enjoy their own space while still being connected. The two bathrooms add convenience, making morning routines a breeze for busy households.

One of the standout features of this home is the generous rear garden, which offers a delightful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, the property boasts an outbuilding that provides both garaging and a utility room, adding further practicality to this already impressive home.

Parking will never be an issue, as there is ample space for up to four vehicles, making it perfect for families with multiple cars or for hosting guests. The village location enhances the appeal, providing a peaceful setting while still being within easy reach of local amenities.

This property is truly a gem, showcasing outstanding features that cater to modern family needs. Whether you are looking for a new family home or a place to settle down, this semi-detached house on Cottagers Lane is sure to impress.

Accommodation
The accommodation briefly comprises an entrance hall with staircase to first floor, cloakroom/wc, reception room currently used a playroom, living room with stone fireplace and inset cast iron stove, a bespoke kitchen with matching range of wall and base units, island unit, dining area with dual aspect windows and patio doors to rear garden, master bedroom with dual aspect windows, double glazed doors to Juliette balcony, en-suite shower room, two further double bedrooms with exposed beams and trusses as well as having vaulted ceilings, house bathroom comprising a four piece bathroom suite including panelled bath, step-in shower cubicle, vanity wash hand basin and low level wc.

Externally

Garden
To the rear of the property there is a generous rear garden mainly laid to lawn divided into two sections with wall and fenced boundaries. Directly to the rear of the property there is a flagged patio area, log store and timber built shed.

Parking/Driveway
Ample concrete and gravelled area providing off-street parking.

Outbuidling/Garage
With timber double doors to garage with power, light and underfloor heating. To the side of the outbuilding also includes a useful utility room and door to side elevation.

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.

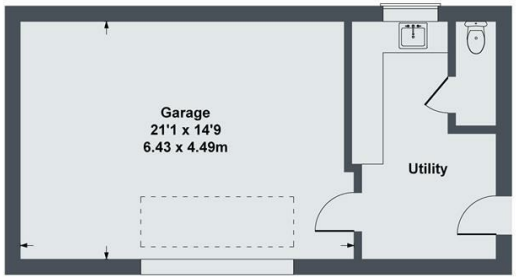
Particulars
Particulars written in September 2026.
Photographs taken in September 2026.

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.

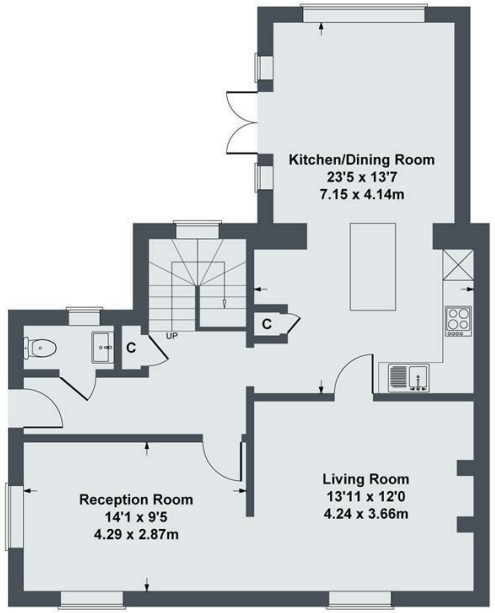
Services
Mains electricity, drainage and water are connected. Oil fired central heating.

Sharron Cottage, Manfield

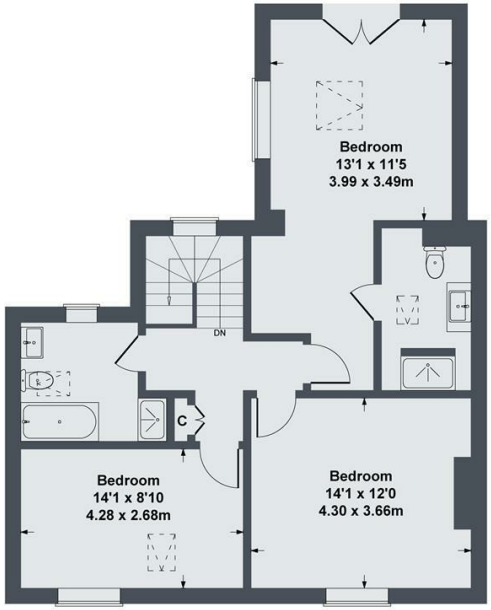
Approximate Gross Internal Area
1948 sq ft - 181 sq m



OUTBUILDING



GROUND FLOOR

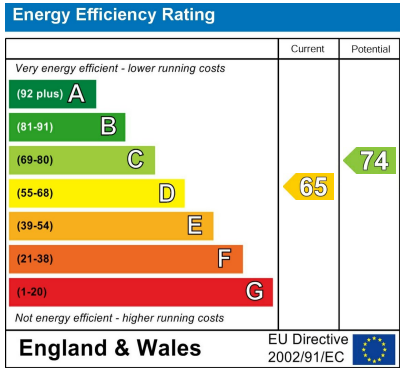


FIRST FLOOR

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. 2026



DISCLAIMER NOTICE:
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.