



Winifred Cottage
Cotherstone



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A desirable one bedroom traditional stone built terraced cottage located in the much sought after village of Cotherstone

The property briefly comprises: Entrance Porch, Living Room, Shower Room/Utility, Cellarette, Kitchen and Conservatory to the ground floor. To the first floor there is a Landing and Large Bedroom. Small paved rear Garden. Double Glazing and Gas Fired Central Heating.

Situated in the village of Cotherstone with its amenities including two pubs and a primary school. The village lies approximately four miles from the popular market town of Barnard Castle and is conveniently located for access to the A66, Darlington and the Dales.

The property would be ideally suited for a first time buyer or as a holiday cottage.



ADDISONS

PROPERTY • RURAL • VALUATION

13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

GROUND FLOOR

Entrance Porch

Composite double glazed front entrance door with windows to the side elevation. Part glazed door to the living room.

Living Room

Beamed and boarded ceiling with central imposing exposed beam, inglenook fireplace with multi fuel burning stove, wall lights and radiator. Sash window to the front elevation with window seat ideally placed for looking out over the village green. Door through to the inner hallway.

Inner Hall

Staircase providing access to the first floor, stone steps leading down to a cellarette and doors accessing the shower room, kitchen and conservatory. Radiator.

Cellarette

Stone steps lead down to this useful storage area with radiator and window.

Shower Room/Utility

Walk-in shower, pedestal hand wash basin, low level wc and heated towel rail. Plumbing for washing machine, wall mounted central heating boiler and window to the hallway.

Kitchen

Fitted with a range of modern gloss wall and floor units, stone effect worktops incorporating stainless steel sink unit. Integrated electric oven and four burner gas hob with chimney style extractor fan above. Space for under counter fridge freezer, radiator and window to the rear elevation.

Conservatory

A wonderful asset to the property providing an ideal sitting or dining area. Door leading out to the rear paved garden.



FIRST FLOOR

Landing

With door accessing a surprisingly large storage cupboard and a further door leading to the Bedroom.

Bedroom

Good sized double bedroom with built-in wardrobes, loft hatch, radiator, wall lights and window to the front elevation.

EXTERNALLY

To the front of the property there is a forecourt garden which is paved with planted flower beds.

To the rear there is an enclosed paved garden with wooden door leading to the rear access lane.

COUNCIL TAX

Band A

TENURE

Freehold

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1

SERVICES

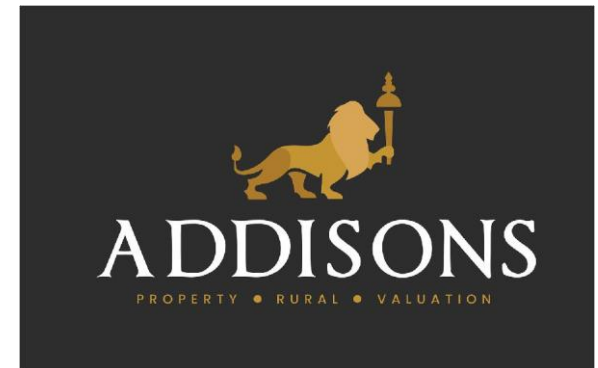
Mains water, mains electricity, mains gas and mains Sewerage. Gas fired central heating, solid fuel fire and double glazing.

BROCHURE

Details and photographs taken July 2024.



Floor Plan



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK