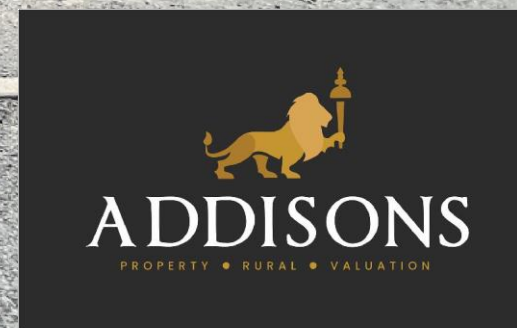




Crossing Cottages

Marwood

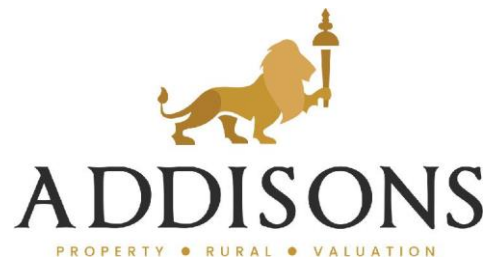


ABOUT THE PROPERTY

A two-bedroom semi-detached property with an Attic Room, Garage and Gardens situated in an idyllic countryside setting within the small hamlet of Marwood on the outskirts of Barnard Castle.

The property benefits from Oil Fired Central Heating and briefly comprises Open Plan Living/Dining Kitchen Area, Sunroom and Garden Room to the Ground Floor, two double Bedrooms and Bathroom to the First Floor with Attic Room to the Second Floor.

Marwood lies just beyond the outskirts of Barnard Castle but a couple of miles from the town centre. Despite the rural setting, the location is extremely convenient with easy access to the A66, A67 and A1 (M). The historic market town of Barnard Castle provides a range of shopping, educational and recreational facilities and many of the attractions of the region are within a short drive, beyond which can be found the delights of North Yorkshire, the Lake District, Northumberland and the East Coast. Darlington Mainline Railway Station and International Airports at Newcastle and Durham Tees Valley provide further communication with the rest of the country.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

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ACCOMMODATION

GROUND FLOOR

Open Plan Living/Dining/Kitchen

Living Room- Multifuel stove with wooden mantle and tiled hearth, exposed beam ceiling, window overlooking the front elevation, radiator and staircase rising to the First Floor.

Kitchen- A good range of wall and floor units and contrasting worksurfaces, space for freestanding fridge freezer, plumbing for a washing machine, stainless steel sink with mixer tap and drainer, oil fired central heating boiler, windows to the side and rear elevation, breakfast bar, tiled flooring, radiator, and doors leading to the Sunroom and Garden Room.

Sun Room

With windows to dual aspect perfect for enjoying the afternoon sun and evening sunsets, lino flooring, radiator, door to the rear and door to the Cloakroom.

Cloakroom

WC and hand wash basin.

Garden Room

With windows to dual aspect enjoying views overlooking the Garden and countryside views beyond.

FIRST FLOOR

Landing

Window to the front elevation and doors providing access to the First Floor accommodation and loft ladder leading to the Attic Room.

Bedroom 1

With window overlooking the Garden with open countryside views beyond and radiator.

Bedroom 2

Window overlooking the front elevation, cupboard housing the water tank with shelving and radiator.

Bathroom

Freestanding bath, walk in shower with electric shower, WC, hand wash basin, obscured window to the rear elevation, radiator and partially tiled walls.

Attic Room

With velux window overlooking the rear elevation.

EXTERNALLY

To the front of the property there is a raised patio style garden with well stocked borders. The side of the property benefits from a large driveway with off-road parking for several vehicles. The rear Gardens provide a pleasing curtilage comprising of lawns, planted borders including fruit trees and plants, two paved seating areas, pond, compost area, and access to the garage and outhouse.

PRICE

£275,000.

VIEWING

Strictly via appointment through the selling agents.

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

Oil Fired Central Heating, Mains Electricity.

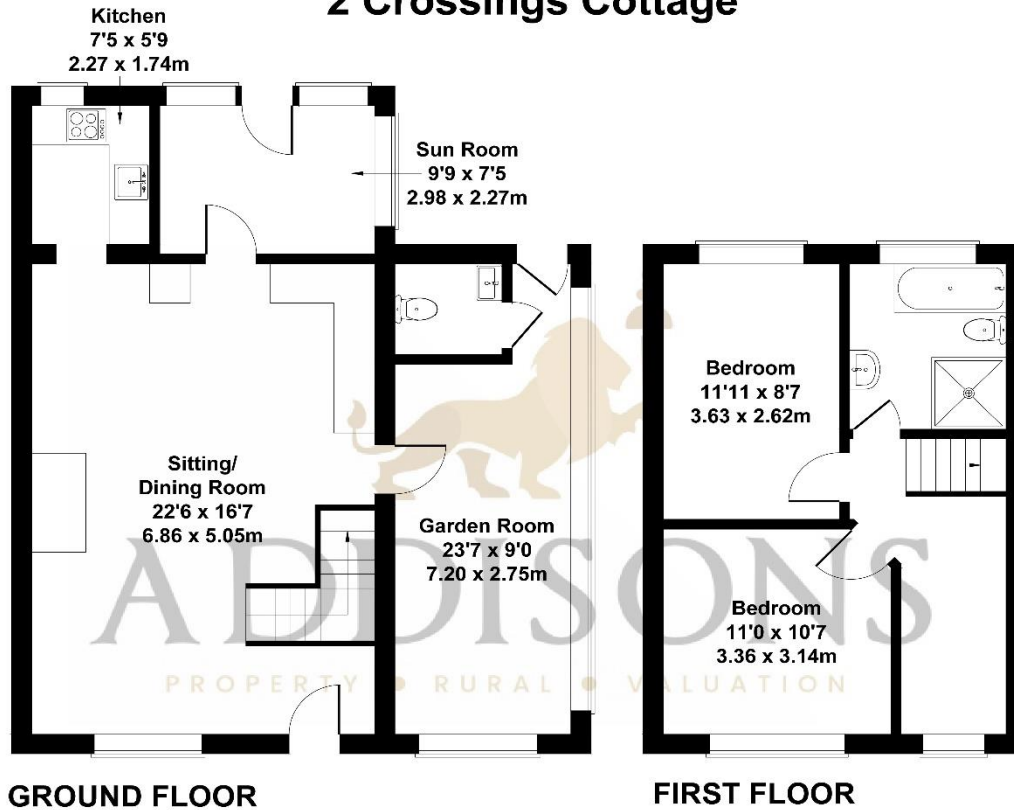
BROCHURE

Photographs and details taken July 2024.



Floor Plan

2 Crossings Cottage

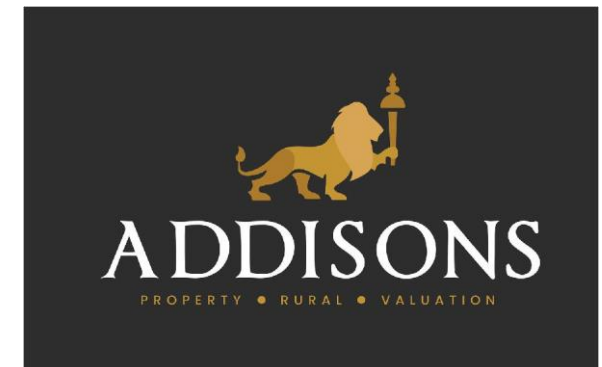


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		85
69-80 C		
55-68 D	59	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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T: 01833 638094

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