




Sunnybrae
Cotherstone


ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A wonderful opportunity to purchase this beautifully appointed two bedroom semi detached bungalow within the popular village of Cotherstone. The property is well presented throughout with quality fixtures and fittings which can only be appreciated upon viewing. There is potential for expansion within the loft space to create further bedroom accommodation (subject to the necessary consents being obtained)

The accommodation briefly comprises: - Entrance Porch, Hallway, Living Room, Kitchen, Dining Room, Garden Room, Two Double Bedroom and Shower Room. Externally there is a front lawned garden, enclosed rear garden with small allotment garden.

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.



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ACCOMMODATION

Entrance Porch

Composite double glazed front door, coir matting and door through to the hallway.

Hallway

Doors providing access to the main accommodation, Antico flooring, radiator and loft hatch. Door accessing the rear garden.

Living Room

Marble fire surround with wood burning stove set on a granite hearth, picture rail, radiator and windows to dual aspect.

Kitchen

Fitted shaker style wall and floor units with granite worktops and upstands, inset stainless steel sink with mixer tap. Bosch integrated induction hob, electric fan oven with warming drawer, plumbing for washing machine, space for upright fridge/freezer, Antico flooring and window to the side elevation.

Shower Room

Walk-in shower, low level wc, wall mounted cabinetted hand wash basin, heated towel rail, tiled splashbacks, Karndean flooring and obscured glazed window to the side elevation. Airing cupboard with space for tumble dryer, shelves and radiator.

Dining Room

Built-in cupboard housing gas fired central heating boiler with shelving below, radiator and window to the side elevation. French doors opening into the garden room.

Garden Room

Hexagonal garden room having exposed stone walls upvc double glazed window units, two Velux windows, spotlights, electric sockets and under floor heating. Two doors leading out to the garden.

Bedroom 1

Double bedroom with picture rail, radiator and window overlooking the front garden.



Bedroom 2

Double bedroom, radiator and window to the rear elevation.

EXTERNALLY

The property is accessed through a wooden gate with stone pathway leading to the main entrance which lies to the side of the property. The front garden is predominantly laid to lawn. There is a further gate to the side of the property which provided access to the rear garden. To the rear of the property there is a stone patio area, lawned garden with planted flower beds. A small allotment garden is located just beyond the rear garden.

NOTE

The next door neighbour owns the front flower bed and there is a shared right of way between both properties at this point.

VIEWING

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

COUNCIL TAX

Band

SERVICES

Mains electricity, mains gas, mains water and mains sewerage. Gas central heating and solid fuel fire.

PRICE

£300,000

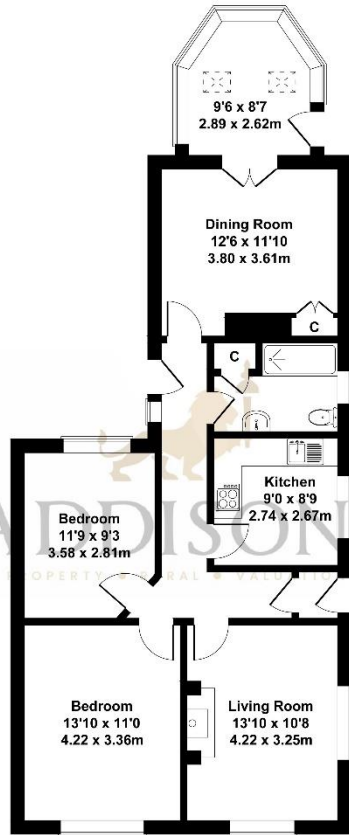
BROCHURE

Details and brochure taken July 2024.



Floor Plan

Sunnybrae, Cotherstone

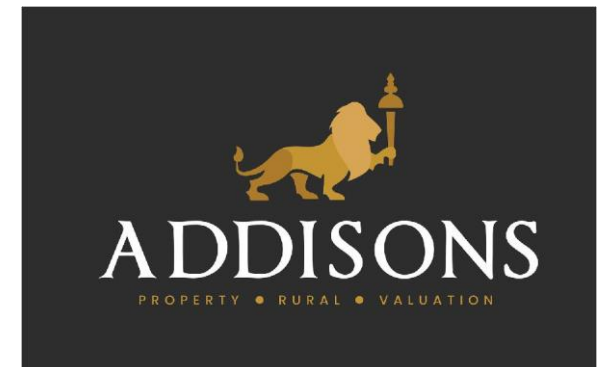


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		82
69-80 C		
55-68 D	55	
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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