



WEST BUCKLERDALE

Frosterley, County Durham DL13 2TG



GSC GRAYS

PROPERTY • ESTATES • LAND

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West Bucklerdale is a charming, four bedroom cottage on the south bank of the River Wear, with commanding views over the County Durham countryside. The property makes an ideal holiday-let opportunity or rural family home boasting four double bedrooms, a family bathroom, additional bathroom with a shower, open-plan living/dining area and well-appointed kitchen. Externally, the property benefits from generous off-street parking for several vehicles, extensive patios and gardens and a stone double garage which could offer an ideal office or studio space. There are also various outbuildings for storage. No Onward chain.

Frosterley offers a Coop with post office, a countryware store, traditional public house and a fish and chip shop. Also located in the village is a primary school.

Situated on the outskirts of the North Pennines Area of outstanding natural beauty, it is the perfect location for a range of outdoor, leisure and country activities. The village is situated close to Stanhope which provides amenities, including doctors and dentist surgeries, chemist, independent grocers and local businesses. Similarly, Wolsingham, approximately the same distance travelling east, also offers these everyday facilities as well as a secondary school.



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Accommodation

Ground Floor

Open plan kitchen/dining room and double bedroom, downstairs WC and utility closet.

First Floor

Three double bedrooms and a fully tiled family bathroom.

Externally

Flower garden and separate lawned garden to the rear, patio area and woodland strip. There is parking for several vehicles, stone built double garage and an array of outbuildings.

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 December 2022.

Photographs taken in December 2022.

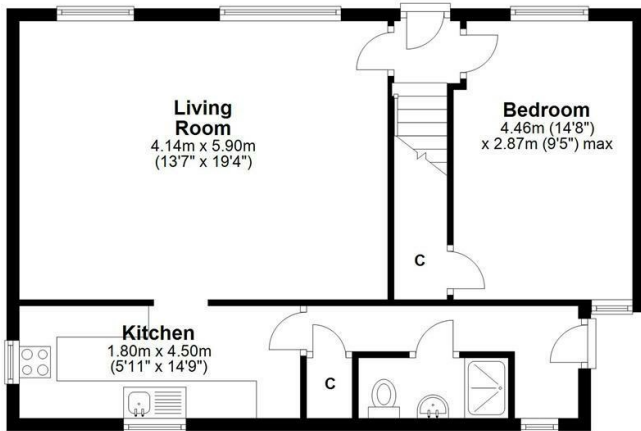
Services and Other Information

Mains electricity and water are connected. Oil fired central heating and superfast broadband.



West Buckler Dale Frosterley

Total area: approx. 102.7 sq. metres (1105.6 sq. feet)



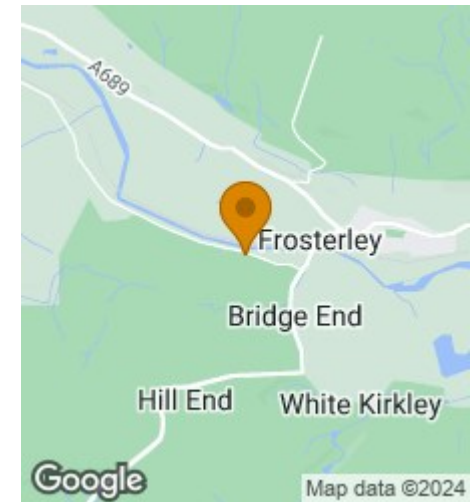
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.