



5B FARMHOUSE COTTAGE

High Carlbury, Piercebridge, County Durham DL2 3TT



GSC GRAYS

PROPERTY • ESTATES • LAND

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A Grade II Listed, three-bedroom, semi-detached farmhouse conversion situated within a small development of similar style properties.

The property is situated approximately 1.5 miles north of the historical village of Piercebridge. Barnard Castle 11 miles, Darlington 5 miles, Bishop Auckland 10 miles (all mileage is approximate). For the commuter the A1, A67 and A68 provide links with major commercial centres of the North East. Darlington main line railway station and Durham Tees Valley International Airport offers further communications with the rest of the country.



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Accommodation

Ground Floor

To the ground floor there is an entrance porch which opens into a fully fitted kitchen/breakfast room with bespoke units, integrated dishwasher, washing machine, fridge/freezer, oven and separate hob, quartz working surfaces and porcelain tiled flooring, log burner and double doors opening onto the rear garden. The inner hallway leads to a staircase giving access to the first floor, cloakroom/WC, and a well-proportioned light and airy living room with twin doors opening to the front of the property leading to a study/guest bedroom.

First Floor

To the first floor there is a sizeable landing area with useful built-in store cupboards, master bedroom with recently upgraded en-suite shower room/WC, two further double bedrooms and family bathroom/WC with contemporary white suite and stunning feature tiling to walls and floor.

External

The rear garden enjoys a high degree of privacy including a large flagged patio area and a good sized lawned garden, shed for storage. There is parking to the front of the property for two cars and further designated parking to the rear via a shared driveway.

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 February 2024.

Photographs taken in February 2024.

Services and Other Information

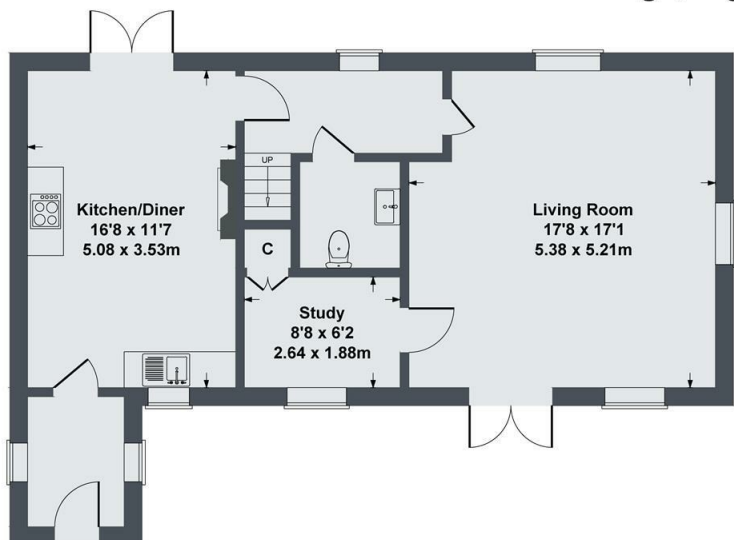
Mains electricity, water, LPG gas central heating, and shared septic tank.

Agent Note

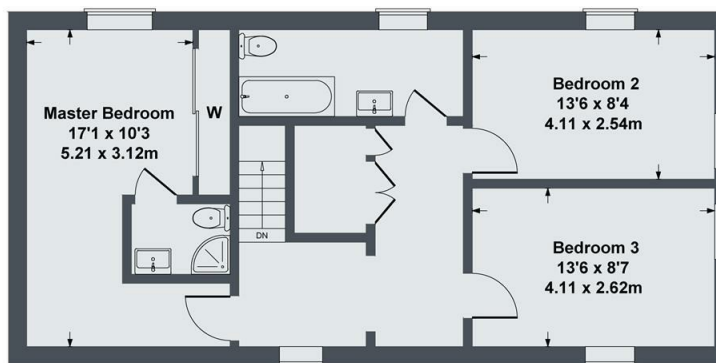
Please note: By virtue of Section 21 (s) of the Estate Agents Act 1979 we are required to inform the prospective buyers that an employee of GSC Grays is the vendor of this property.



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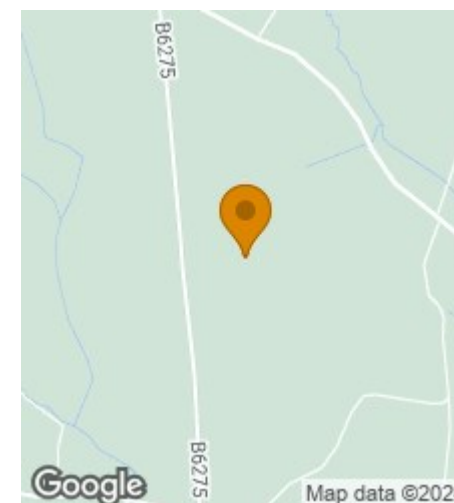
GROUND FLOOR



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.



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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 property.