



# 3 PIPERLEY COTTAGES

Mickleton, County Durham DL12 0LF



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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Mickleton, County Durham DL12 0LF

3 Piperley Cottages is a charming stone built cottage in the sought after Teesdale village of Mickleton. The cottage has character throughout and is deceptively spacious, with a multi-fuel stove in the living room which then leads into a kitchen/dining room which has great views over the rear yard and fields beyond. To the first floor the property has two double bedrooms and a house bathroom. Externally there is a rear yard overlooking the neighbouring fields.

Middleton in Teesdale 2 miles, Barnard Castle 8 miles, Bishop Auckland 19 miles, Darlington 24 miles. The village of Mickleton is situated in Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. The village benefits from two public houses and a thriving village hall. Nearby Middleton in Teesdale, which is the main centre for Upper Teesdale, provides an excellent range of independent shops and services, cafes, hotels, public houses, GP surgery and a well stocked supermarket. There is also a primary school, with state secondary school with sixth form, public school and prep school at Barnard Castle. The Pennine Way and Coast to Coast Cycle path are close by and footpaths link Mickleton to the Teesdale Way, making the most of the stunning local scenery.



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

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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### Accommodation

Door to entrance hall.

### Entrance

Door to living room and stairs leading to the first floor landing.

### Living Room

With views over the front, spacious reception room with a multi-fuel stove with a stone hearth and wooden beam, and door leading to the kitchen/dining room. Access to an understairs storage cupboard.

### Kitchen/Dining Room

A spacious kitchen/dining room with fitted wooden wall and base units, stainless steel sink drainer and mixer tap, integrated dishwasher, space for a washing machine, space for a fridge/freezer, space for a dining table and chairs, spotlighting, radiator and with views over the rear yard, door leading to understairs cupboard and door leading to rear yard.

### First Floor Landing

With access to the loft and doors leading to the two bedrooms and house bathroom.

### Bedroom One

A very spacious double bedroom with views over the front and radiator.

### Bedroom Two

A double bedroom with views over the rear yard and field beyond. Radiator.

### House Bathroom

The bathroom benefits from a shower over bath, WC, wash hand basin and tiled walls, heated towel rail and window overlooking the rear.

### Externally

A rear yard with paved area and a gate giving access to bottled Calor gas tanks. Steps leading up to a pebbled area which has a wall boundary overlooks the countryside beyond. Pedestrian access over no 1 and no 2 for bins.

### 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 B.

### Particulars

Particulars written in January 2022.

Particulars updated in March 2024.

Photographs taken in January 2022.

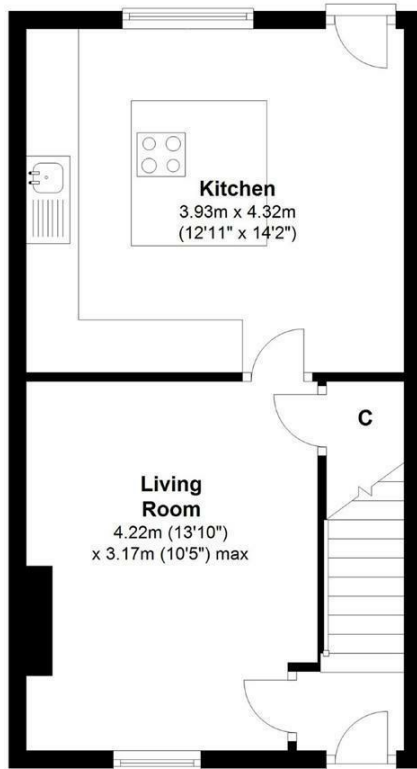
### Services and Other Information

Mains electricity, drainage, and water are connected. Calor bottled gas provides the central heating.





### 3 Piperley Cottages Mickleton



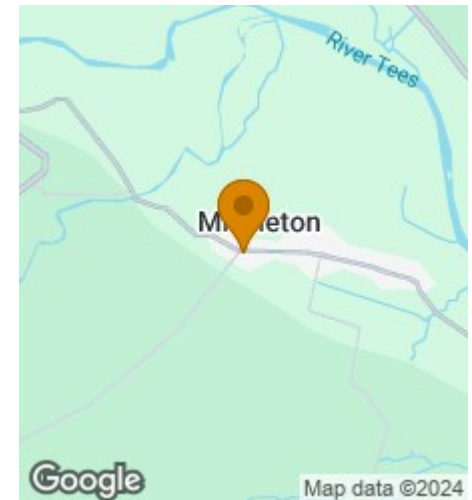
Ground Floor



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			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		28	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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