



# BAGEND

Cotherstone, County Durham DL12 9PQ



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# BAG END

Cotherstone, County Durham DL12 9PQ

A beautiful three bedroom character stone cottage, set over three floors with off street parking, pretty cottage garden and many period features. Set in the highly desirable village of Cotherstone and offered with no onward chain.

Ideally situated for easy access to the local towns of Barnard Castle, Darlington and Richmond, whilst the cities of Newcastle, Durham, York and Leeds are within easy reach. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1(M) are easily accessible bringing many areas within commuting distance. Cotherstone benefits from two public houses and a popular Primary School. State secondary school with sixth form, public school and prep school at Barnard Castle.



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## Accommodation

### The Property

The property is accessed via the private front garden, leading to the front door and additionally offering access to the rear garden. There is a small internal hallway that leads on to the inviting dual aspect lounge, with charming period features including exposed beams, inset shelves, bay window and log burner. A second reception room features exposed beams and cast-iron fireplace and the cottage style kitchen has space for a table, with matching floor and wall units, electric oven and gas hob with incorporated stainless steel extractor fan. There is a bright conservatory with French doors opening on to the pretty rear garden.

Stairs from the kitchen lead up to the first floor. The master bedroom, with en-suite housing a shower, and second double bedroom, are located on this floor, along with the family bathroom with bath, vanity sink unit and separate WC.

The second floor is accessed via stairs from the first floor landing. The third bedroom and a study/possible bedroom are located on this floor, each with exposed beams and roof trusses.

### Externally

Externally, the property has the added benefit of a private front garden with stone and hedge boundaries and mature planting, setting the property back from the road, as well as an attractive cottage garden to the rear.

### Parking

There is off street parking with the property offered for a peppercorn fee of £1 paid annually to the village church.

### 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 D.

### Particulars

Particulars written in May 2024.

Photographs taken in May 2024.

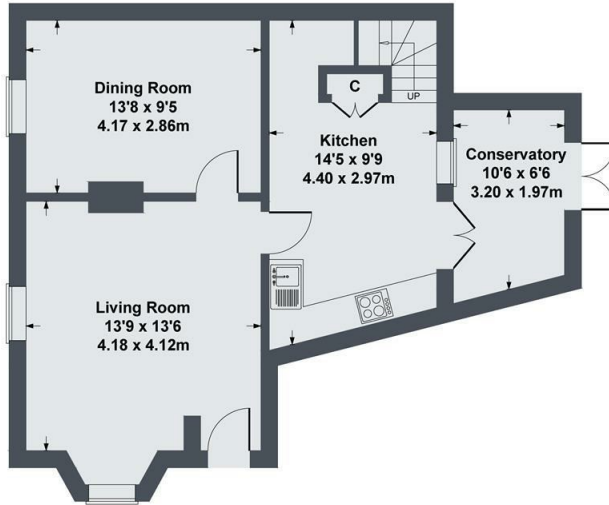
### Services and Other Information

Mains electricity, drainage and water connected. Gas central heating.

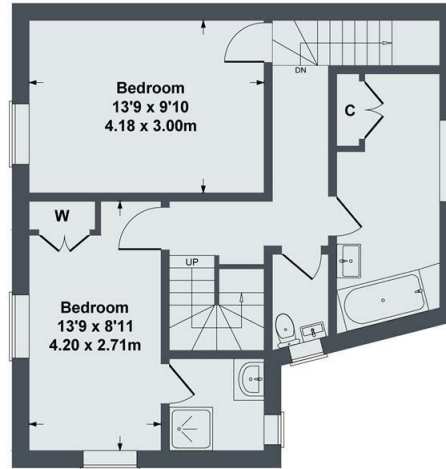


## Bag End, Cotherstone

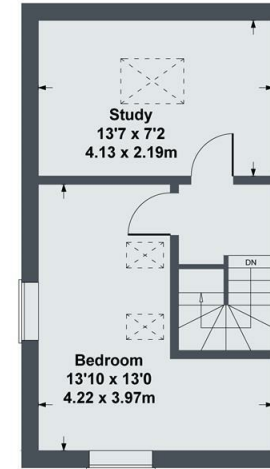
Approximate Gross Internal Area  
1485 sq ft - 138 sq m



GROUND FLOOR



FIRST FLOOR



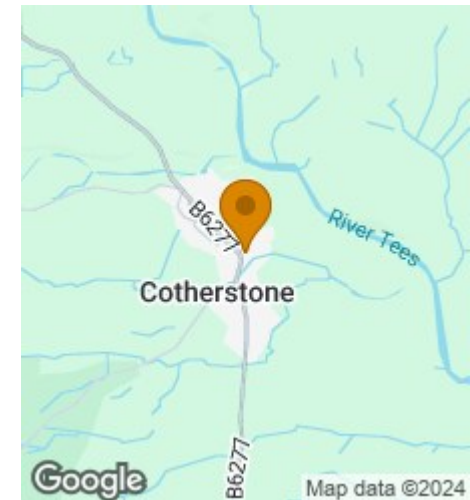
SECOND FLOOR

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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### 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.