



3 SHIPLEY TERRACE
Cotterstone, County Durham DL12 9NN



GSC GRAYS

PROPERTY • ESTATES • LAND

3 SHIPLEY TERRACE

Cotherstone, County Durham DL12 9NN

3 Shipley Terrace is located in the highly sought after village of Cotherstone. This delightful, three storey Victorian villa boasts a perfect blend of period features and modern amenities, making it a truly special property. Located in the heart of the village, you'll have easy access to local amenities and scenic walks in the countryside.

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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Ground Floor

Upon entering the property, the porch lead into the main hallway, featuring period mosaic tiled flooring and access to the main living area, dining room and first floor staircase. The spacious living area includes a splayed bay sash window, flame gas fire and views over the front garden.

Towards the rear of the property is the dining room with the main attraction of an open fireplace. The dining room offers French doors with access to the rear courtyard and wooden flooring which takes you through to a kitchen, filled with an abundance of natural light from the skylights in the ceiling and two large windows. The kitchen has been fully equipped with base mounted storage units and wooden working surfaces with a one and a half stainless steel sink and drainer. A gas double oven with five burner hob is a prominent feature in the kitchen along with side space for white good appliances. The kitchen stretches into a utility room with room for extra storage and alternative access to the rear courtyard.

First Floor

The first floor comprises two spacious bedrooms, both with ample storage due to the built-in wardrobes, and a separate W/C. Additionally, the first-floor landing offers space under the stairs which leads up to the second floor.

Second Floor

The second floor features the third bedroom and the spacious family bathroom. Both spaces detail classic Victorian sloped ceilings emphasising the property's character. The third bedroom provides an additional two skylights, again filling the space with natural light. Additionally, there is a small nook in the third bedroom, perfect for storage.

The family bathroom includes a freestanding central roll top bath, separate shower cubicle, W/C, and an integrated wash basin with storage underneath. A dormer sash window provides light to the bathroom and boasts views over the countryside.

Externally

A stone-built wall and hedge encloses the lawned front garden with trees and shrubs providing privacy. To the rear of the property there is a paved courtyard, perfect for al-fresco dining, with gated rear access. On-street parking is available for this property.

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 June 2024.

Photographs taken in June 2024.

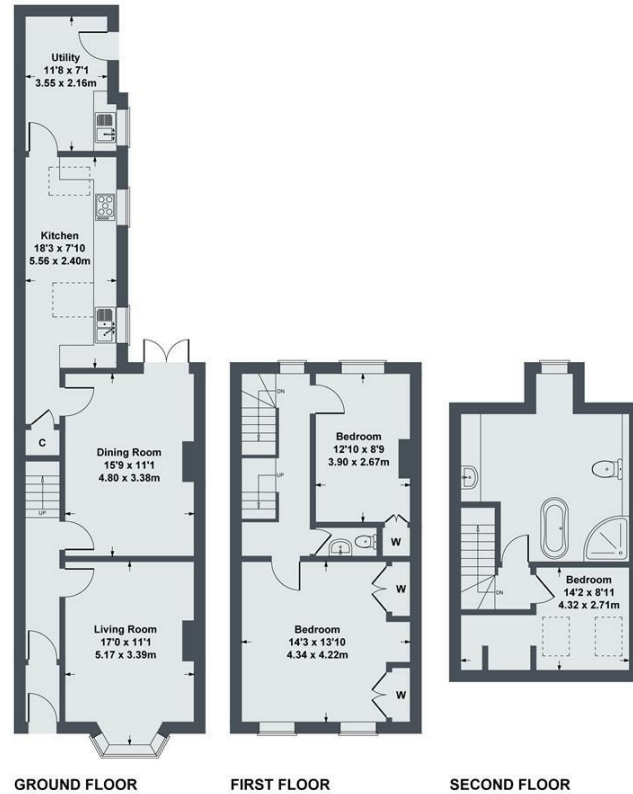
Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.



Shipley Terrace

Approximate Gross Internal Area
1453 sq ft - 135 sq m



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 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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