



Woodbine Cottage

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PARKING

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Cotherstone, County Durham DL12 9PE



GSC GRAYS

PROPERTY • ESTATES • LAND

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Woodbine House is a superbly presented three bedroom Grade II Listed cottage set overlooking a village green in the highly sought after Teesdale village of Cotherstone.

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

With timber panelled entrance door to front elevation leading to entrance hall and door to living room. The living room boasts exposed timber beams, feature fireplace and sash window to front elevation. The dining room is open to the kitchen and has exposed timber beams, sash window to front elevation. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces with sink unit, electric hob and oven, dishwasher, fridge/freezer, exposed timber beams and stable style door to conservatory. The conservatory has double glazed windows and double glazed doors to rear garden. The utility room has space and plumbing for washing machine and wall mounted gas central heating boiler.

### First Floor

The first floor landing provides access to two double bedrooms and a single bedroom all with fitted wardrobes and a four piece house bathroom suite including step-in shower cubicle, free standing bath, low level WC and vanity wash hand basin.

### Externally

#### Rear Garden

To the rear of the property is an enclosed courtyard garden with boundary walls, planted borders incorporating mature plants, shrubs and seasonal bulbs, covered flag stone area and access to an outhouse.

#### Outhouse

3.58m x 2.74m - With power and light.

#### Off-street parking

Access via a side lane to the rear of the property is off-street parking for one vehicle.

#### Front Forecourt

Woodbine House is set back behind a forecourt garden.

#### Owners Insight

We love the sense of community that comes with the friendly people in the village. We also love the village atmosphere and lovely walks on our doorstep.

#### 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 October 2024.

Photographs taken in October 2024.

#### Services and Other Information

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





SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 87        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      |           |
| (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 |           |



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