



Woodbine Cottage

Woodbine House

NO PARKING

NO PARKING

# WOODBINE HOUSE

Cotherstone, County Durham DL12 9PE



GSC GRAYS

PROPERTY • ESTATES • LAND

---

# WOODBINE HOUSE

Cotherstone, County Durham DL12 9PE

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.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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)

---



### 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  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)

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	



### 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.