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Cotherstone, Barnard Castle, DL12 9QE

Offers in the region of £495,000

Detached 4 Bedroom House

Nestled in the highly desirable village of Cotherstone, Cuthbert Garth is a superb individual property incorporating an early 1800s barn. The well-maintained property boasts three double bedrooms, study/potential fourth bedroom, a beautifully finished dining/kitchen, an imposing conservatory and a large garage/workshop. A unique feature of this property is the central courtyard with its tranquil water feature.

Situation

Cuthbert Garth is tucked away in the charming Teesdale village of Cotherstone. With access to wild flower meadows, ancient woodland and the beautiful banks of the River Tees there are numerous walks right on the doorstep. There are also two popular pubs, a primary school and community cafe in the village. The historic market town of Barnard Castle is just 3 miles away while the Lake District via the A66 Transpennine route is under an hour's drive. The cities of Newcastle and Leeds are also within easy reach by the A1M and the East Coast Main Line Station at Darlington 40 minutes away.





- Detached family home
- Three Double Bedrooms
- Conservatory
- Stunning Gardens

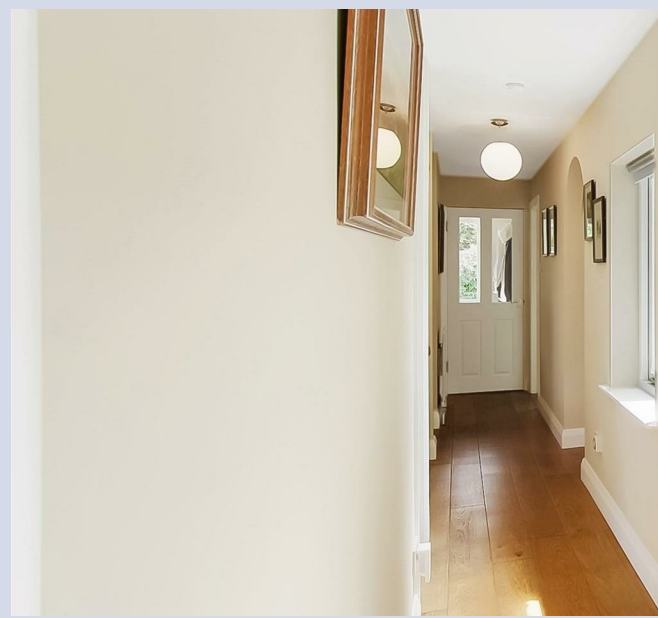
- Village Location
- Study/Fourth Bedroom
- Open Plan Kitchen/Dining Room
- Parking and Large Garage

Accommodation

Cuthbert Garth is a deceptively spacious family home comprising entrance porch, hallway, living room, dining kitchen, conservatory, cloakroom/WC, boot room, utility room, house bathroom, two ground floor bedrooms, further bedroom and study/potential fourth bedroom on the first floor of the barn. To the exterior a gated private driveway provides off-street parking and access to the large, extended garage. Impressive gardens wrap around the front, side and rear of the home.







Courtyard Garden Area



Ground Floor

The property has an entrance porch leading into a hallway around the central courtyard providing a light and airy feel. The living room with stone fireplace, newly inset Hunter log burner and reading/library area feature full height windows to the front elevation. The dining/kitchen has a matching range of wall and base units incorporating butchers-block worktops and integrated Neff appliances. Doors lead into a recently built, spacious conservatory. To the rear of the property is a good sized utility room, cloakroom/WC and boot room with access to the side and rear gardens. The house bathroom comprises a walk-in shower, freestanding bath, low level WC and pedestal wash hand basin. There is a bedroom with fitted wardrobes and views over the rear garden. A second ground floor bedroom has direct access into the inner courtyard.

First Floor

A further double bedroom and study area are accommodated on the first floor of the original barn. Both spaces boast exposed beams and trusses, and views of the surrounding countryside. The bedroom to the rear also overlooks the courtyard.

Garage

The property has a spacious garage with electric roller door, power and water and opens into a large workshop/storage area. Subject to necessary consents this could provide further accommodation to form part of the house.

Externally

The driveway features borders of flowering plants, mature shrubs, ornamental trees and a variety of fruit trees. At the side of the property is a patio area, home to a large greenhouse. To the rear is a cottage garden with a variety of colourful flowers and vegetable plants. There is also a potting shed with electricity. The entire property is enclosed by stone walling.

GENERAL INFORMATION:

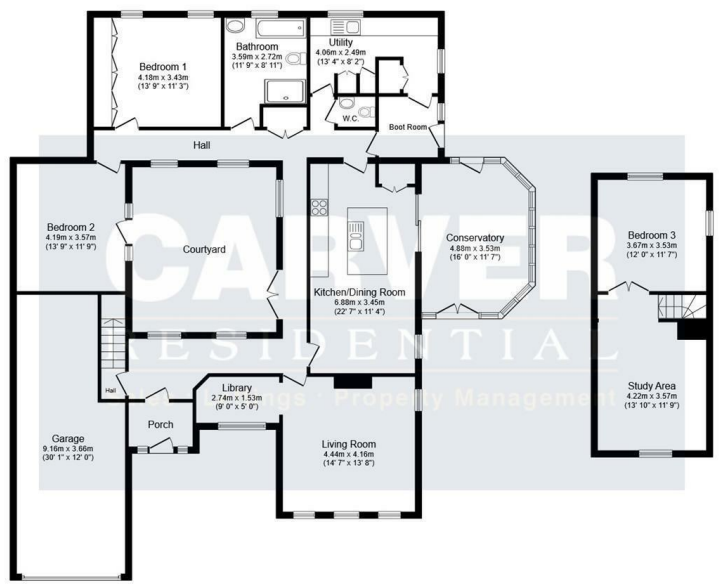
Tenure: Freehold - Floor Area 2152sq ft/200sq m (approx).

Services: Gas central heating, mains electric, water and drainage. Double glazing

Local Authority: Durham County Council (Tax Banding E).

Superfast Broadband and good mobile coverage (subject to provider).

Energy Efficiency Rating		Current	Potential
Minimum energy efficient - lower energy costs			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Maximum energy efficient - higher energy costs			
England & Wales			
		75	51
			51

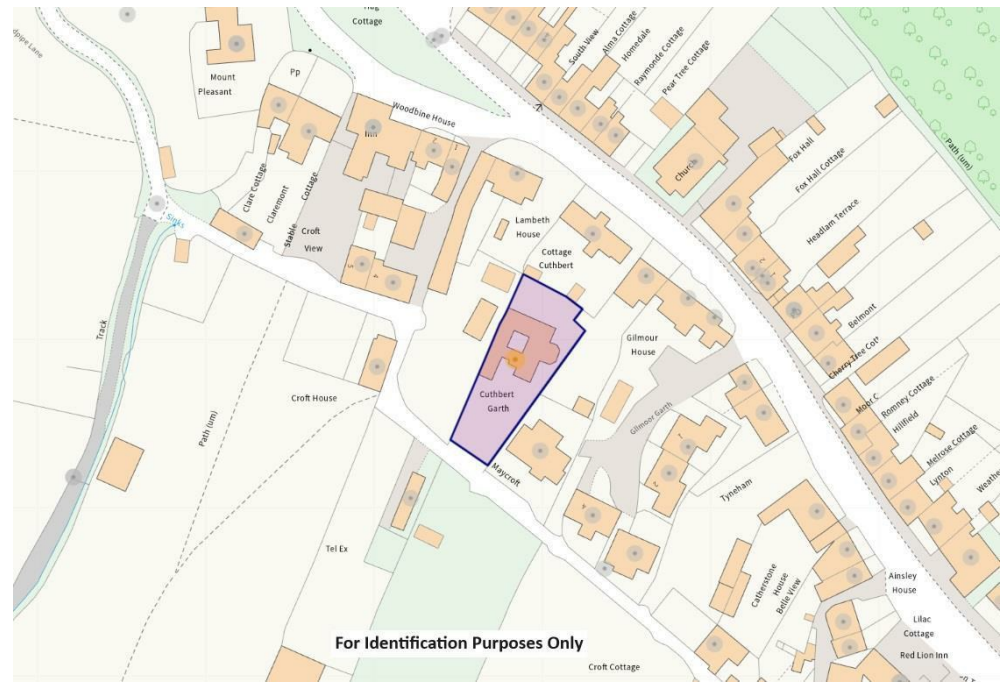


Ground Floor
171.83m²/1849.56sq ft (Approx)

First Floor
28.17m²/303.22sq ft (Approx)

Total Floor Area 2152sq ft/200sq m (Approx).

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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